Hamilton Bower
ESTATE AGENT









39 Windmill Crescent, Northowram, Halifax, West Yorkshire, HX3 7DG
Asking Price £250,000

Offered to the market is this well-presented THREE BEDROOM END TOWNHOUSE PROPERTY located on a quiet cul-de-sac in Northowram - HX3 with local amenities and popular schools nearby. With a large master bedroom, generous end plot, and good presentation throughout, we expect this property to be popular with first-time and family buyers seeking a home in the area.

Internally comprising; entrance porch, living room, dining kitchen, two double bedrooms and a single, house bathroom and loft.

Externally the property is situated at the top of the cul-de-sac on a large end plot offering potential for a extension or conservatory (STPC), with a lawned garden to three sides with boundary hedging and complete with a decking area leading from the property with bi-folding doors from the kitchen.

The property is maintained to a good standard by the current owners, offers generous outdoor space, and is ideally suited to a couple or growing family.

GROUND FLOOR

Dining Kitchen
14'8" x 10'5" (4.462 x 3.185)





Spacious dining kitchen to the rear of the property with dual-aspect and bi-folding doors to the decking/patio.
The kitchen is fitted with tiled flooring and a good range of matching units with large pantry store cupboard, complementary granite worktops and tiled splashbacks.
Appliances - five-burner gas hob with extractor, tower-unit oven/grill, dishwasher, sink with drainer, free-standing fridge freezer.
With ample space for a family dining table as seen, and an accompanying pantry cupboard housing the boiler and offering plumbing for a washing machine.

Lounge
14'8" x 13'9" (4.463 x 4.197)



Spacious and bright lounge to the front of the property with a view to the garden and windowed double doors to the kitchen.
With an open staircase to the first floor, a central fireplace, fitted alcove storage, and ample room for a good-sized suite,

Porch
6'8" x 4'8" (2.032 x 1.423)
Entrance porch to the side of the property offering ideal space for coat and shoe storage.

FIRST FLOOR

Landing
6'1" x 7'4" (1.850 x 2.243)
Offering laddered loft access which is partially boarded and offers ideal storage space.

Bedroom 1
8'4" x 15'10" (2.530 x 4.834)



Spacious primary bedroom offering a view to the front of the property.
With full-length fitted mirrored wardrobes, these feature a larger central corner unit offering ideal storage space.

Bedroom 2
8'4" x 9'0" (2.544 x 2.748)



Second bedroom, a further double with a view to the rear of the property.

Bedroom 3
6'1" x 11'2" (1.849 x 3.415 (1.83 x 3.40))



Third bedroom, a single/three-quarter room with a view to the front of the property.
With wall-panelling and storage space above the bulk head.

Bathroom
6'0" x 5'11" (1.819 x 1.812)



Tiled bathroom to the first floor with frosted window to the rear of the property.
Fitted with a matching three-piece suite - bath with rain shower and waterfall taps, wash basin with unit, WC, large chrome towel rail.

EXTERNAL



Front



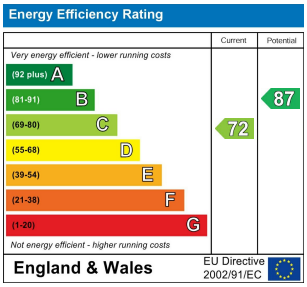


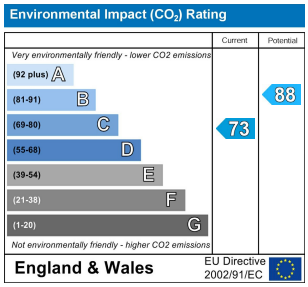
Lawned garden to the front of the property with border hedging allowing for great privacy.

Side/Rear



Further lawned gardens to the side and rear of the property, with complete boundary hedging allowing for great privacy.
The property also has a decked patio area leading from the kitchen with bi-folding doors, an ideal space for outdoor seating.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
87
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
73
88
England & Wales
EU Directive 2002/91/EC