Hamilton Bower
ESTATE AGENT

56 Daleson Close, Northowram, Halifax, West Yorkshire, HX3 7JF
Asking Price £379,950

Offered to the market with is this FOUR DOUBLE BEDROOM DETACHED PROPERTY with self-contained area located on a quiet cul-de-sac in Northowram - HX3 with local amenities and popular schools nearby. Offering a master bedroom with en-suite, three bathrooms across two floors, and a generous garden to the rear, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance porch, hallway, kitchen, living/dining room, dining room/bedroom, conservatory, utility porch, ground floor bathroom, converted garage - bedroom with separate kitchen/living room and shower room, primary bedroom with en-suite, and a further double bedroom.

Externally the property has a generous garden to the rear of the property complete with patio and greenhouse, a low-maintenance garden to the front, and a driveway allowing off-street parking.

The property offers versatile living space, a self-contained area with separate access, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen

Contemporary kitchen to the rear of the property with dual-aspect view, spotlights and accompanying utility porch.
Fitted with a wide range of wall and base units with complementary worktops and herringbone flooring.
Appliances - electric hob with extractor, tower-unit oven & grill, microwave, free-standing fridge/freezer,

Living/Dining Room

Open-plan living room to the front of the property with access through to the conservatory.
With a central fireplace, ample room for a two/three-piece suite, and space for a family dining table (if dining room to to be used as bedroom four).

Dining Room/Bedroom Four

Dining room with dual-aspect view to the front/side of the property.
Offering ample room for a family dining table, or to be used as bedroom four with access to ground floor bathroom (living room/conservatory offering space for dining area).

Conservatory

Good-sized conservatory to the rear of the property with access from the living room and to the garden and garage conversion.
With a vaulted glass roof, power and heating, and offering versatile use as a sun room/dining area.

Bathroom

Ground floor bathroom off the entrance hallway, offering ideal use for bedroom four.
With laminate flooring, airing cupboard, frosted windows and matching three-piece suite - bath with shower, wc, wash basin and chrome towel rail.

Entrance Porch

Entrance porch to the front of the property offering ideal space for coats and shoes storage.

Utility Porch

Utility porch to the rear of the property with access from the kitchen and to the garden.
With a power supply, fitted worktop and space for white goods.

GROUND FLOOR CONVERSION

Self-contained area to the side of the property, with separate front access and kitchen, living and shower room.

Kitchen/Living

Good-sized kitchen/living area with access door to the front, and a view to the side of the property.
With a range of fitted wall and base units with complementary worktops, sink with drainer, power/plumbing supply for appliances.
With room for a suite and a breakfast table if preferable.

Bedroom

Bedroom to the centre of the conversion, with space for a three-quarter bed with side table and dressing furniture.

Shower Room

Shower room to the rear of the property, with walk-in shower, wc, wash basin, chrome towel rail and fitted unit.

FIRST FLOOR

Primary Bedroom

Good-sized primary bedroom to the first floor with a dual-aspect view to the front and side, with an accompanying en-suite shower room.
With full-length fitted wardrobes with sliding mirrored doors, space for a large bed with side tables and dressing furniture.

En-Suite

Primary en-suite shower room with frosted window to the front and three-piece suite - shower, wc, wash basin.

Bedroom

A further first floor double bedroom, a generous double with a dual-aspect view to the front and side allowing for great natural light.
Offering ample room for a large bed with side tables, dressing furniture and wardrobes.

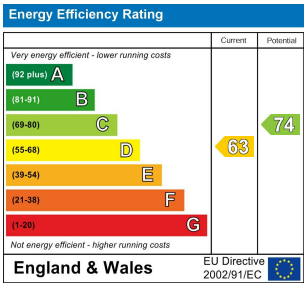
EXTERNAL

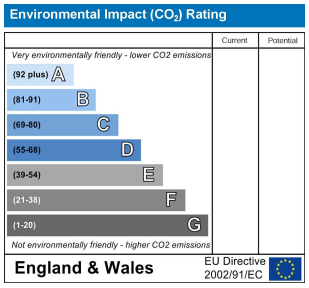
Rear

The property benefits from a private, sun-trap garden to the rear with access from the conservatory or utility porch.
With a patio area leading from the property, a large central lawn, border hedging and a greenhouse.

Front

Good-sized garden to the front of the property with gated central path leading to the entrance porch.
With a split lawn, border hedging, seating area, and driveway offering off-street parking.


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
63
74
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
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England & Wales
EU Directive 2002/91/EC