Hamilton Bower
ESTATE AGENT









6 Haven Close, Northowram, Halifax, West Yorkshire, HX3 7EY
£375,000

A beautifully presented and thoughtfully altered FIVE BEDROOM modern town house, ideally positioned in the popular village of Northowram and within close proximity of the highly regarded local primary school. Offering spacious and versatile accommodation arranged over three floors, this impressive family home has been enhanced by the current owners to create a stylish and contemporary property with excellent living and entertaining space.

EPC RATING - C

COUNCIL TAX BAND - C

The property is approached via an entrance hallway, providing a welcoming introduction to the home and access to the ground-floor accommodation, including a convenient WC.

The real heart of the home is the impressive open-plan living, kitchen and dining room, providing a wonderful sociable space for modern family life. The room is filled with natural light and features bi-fold doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The former garage has been thoughtfully converted to provide a useful utility area, adding valuable practicality to the ground floor.

The first floor offers four bedrooms, one of which benefits from an en-suite, together with a separate shower room. The top floor is home to a superb large fifth bedroom, complete with a walk-in closet and a further bathroom, offering an ideal private suite for a principal bedroom, teenager or guests.

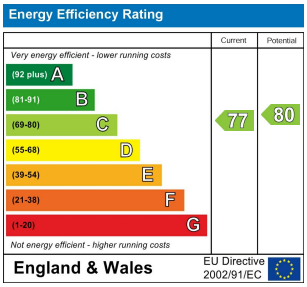
Outside, the rear garden is a particular feature of the property. Established with an abundance of plants and shrubs, it has a lovely private and secluded feel and provides a fantastic space for relaxing and entertaining. The garden incorporates both patio and decking areas, together with raised planters, creating several distinct areas to enjoy throughout the day.

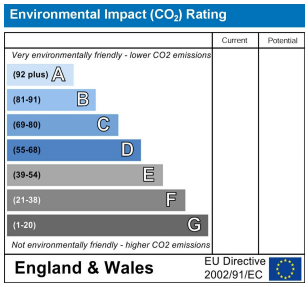
To the front, there is off-road parking, whilst the attractive setting and position close to local amenities make this an excellent choice for families.

The Location
Northowram is a highly popular and well-established village, offering a fantastic range of local amenities and everyday conveniences. The property is particularly well placed for families, being very close to the highly regarded primary school.

The village provides a good selection of amenities including shops, local services, restaurants and a doctors' surgery, while further facilities can be found within easy reach. There are also excellent transport links for those commuting to surrounding towns and cities.

With its combination of village community, convenient amenities, highly regarded schooling and attractive residential setting, Northowram is a particularly desirable location for families looking to put down roots.


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
77
80
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
England & Wales
EU Directive 2002/91/EC