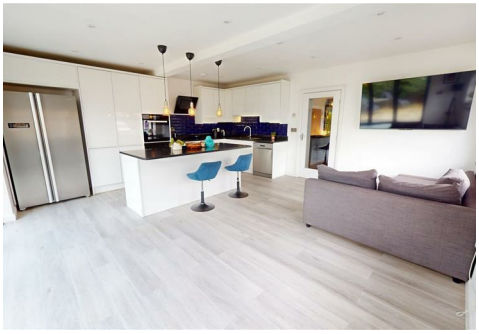
Hamilton Bower
ESTATE AGENT









35 Daleson Close, Northowram, Halifax, West Yorkshire, HX3 7JF
Offers Over £360,000

Offered to the market is this spacious and well-presented EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in the heart of Northowram with local amenities and the popular local primary school within walking distance. With off-street parking for multiple cars, a contemporary open-plan dining kitchen with under-floor heating and bi-folding doors, and two separate reception rooms, we expect this property to be popular with family buyers seeking a home for the long-term.

Internally comprising; entrance porch, dining kitchen, lounge, dining room, utility room, ground floor WC, three double bedrooms and a further single, bathroom and loft.

The property is maintained to a high standard by the current owners, offers versatile living space and a quiet situation in the heart of the village. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen






The hub of this family home, extended dining kitchen to the side of the property with under-floor heating and bi-folding doors to the garden.
Offering an abundance of natural light, with a central island and ample space for a family dining table or extra living space as seen.
Fitted with a wide range of contemporary units with tiled splashbacks and complementary worktops, spotlights and island lighting.
Appliances - induction hob with extractor, tower-unit oven & grill, space for american style fridge-freezer, dishwasher, sink with drainer.

Lounge



Spacious living room to the front of the property with access through to the dining room via folding doors.
With hard-wood flooring throughout, exposed brick fireplace with wood-burning stove, alcove shelving and space for a large suite.

Dining Room




Second reception room, dining room to the rear of the property with access to the garden, utility room and WC.
With hard-wood flooring throughout, folding doors to the lounge, and ample space for a family dining table and suite.

Utility Room




Utility room to the rear of the property with access from the dining room and to the WC.
Fitted with a wide range of units with complementary worktops, tiled splashbacks, sink with drainer and power/plumbing for appliances.

WC



Ground floor WC with wash basin and towel rail.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom offering a view to the front of the property.
With full-length fitted wardrobes and draws and ample space for a large bed with side tables.

Bedroom



Second bedroom, a further double bedroom with a view to the rear of the property.
Offering ample space for a large bed with side tables and wardrobes.

Bedroom



Third bedroom, the final double bedroom with a view to the front of the property.
Offering ample space for a large bed with side tables and wardrobes.

Bedroom



Fourth bedroom, a single room sitting alongside the master bedroom with a view to the front.
Ideal for a child's bedroom or a home office for those working remotely.

Bathroom



Tiled house bathroom sitting centrally to the first floor with frosted window to the rear of the property.
Fitted with a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

Loft



Carpeted loft with access via loft ladder from the first floor landing.
With velux window and lighting, offering ideal storage space for the property.

EXTERNAL





Rear

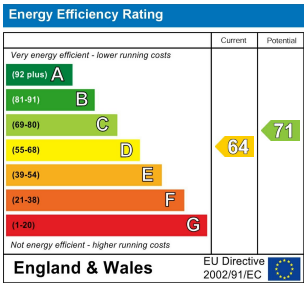


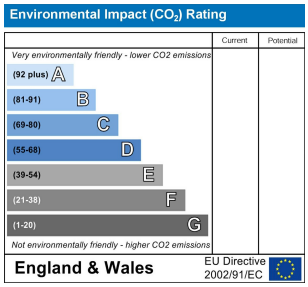



The property offers garden space to the front, side and rear, with access from the bi-folding kitchen doors, or from the dining room to the rear.
To the side of the property is a low-maintenance, private decked garden offering an ideal space for outdoor seating and entertaining leading out from the kitchen.
The rear garden is also decked and offers a private space with a smaller lawned garden to the front at the side of the driveway.

Front

Block paved driveway to the front of the property offering off-street parking for multiple cars.


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
64
71
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
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