



23 Marldon Road, Northowram, Halifax, Yorkshire, HX3 7BP

Asking Price £290,000

Offered to the market with no onward sale chain is this EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in Northowram - HX3 with local amenities and popular schools nearby. With far-reaching views across Shibden valley, a generous home office with converted garage, and two generous reception rooms, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, living room with balcony, dining room, kitchen, home office, converted garage, three double bedrooms, bathroom and loft.

Externally the property is situated on a cul-de-sac, with a driveway to the front, and a good-sized sun-trap garden to the rear with three garden stores located under the property.

The property is being with offered with no onward sale chain and is available to view immediately. 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

Living Room



Good-sized living room offering great views to the rear of the property with sliding doors leading to the balcony. The living room has double doors to the dining room to create an open-plan living/diner and offers space for a two-piece suite.

Dining Room



Dining room to the front of the property with double doors to the living room. With laminate flooring throughout, alcove cupboards and space for a family dining table.

Kitchen



Cooking kitchen to the rear of the property with laminate flooring and a great view. Fitted with a range of matching white wall and base units with complementary worktops. Appliances - five-burner gas hob with extractor, oven/grill, dishwasher, free-standing fridge/freezer, sink with drainer.

Home Office



Home office to the rear of the property offering a half-panoramic view across Shibden valley. With tiled flooring, roller blinds, and internal access through to the converted garage/storage room.

Converted Garage/Storage Room

Converted garage to the side of the property with french doors to the front and internal access to the home office from the rear.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the first floor. With full-length fitted wardrobes and dressing table, and space for a large bed with side tables and dressing furniture.

Bedroom



Second bedroom, a further double with a great view to the rear across the valley. With laminate flooring throughout, and ample space for a double bed with side tables, wardrobes and dressing furniture.

Bedroom



Third bedroom, the final double with a view to the front of the property. With a storage cupboard above the bulk head and ample space for a double bed with side tables.

Bathroom



Tiled bathroom to the rear of the first floor with accompanying airing cupboard.
Fitted with a matching three-piece suite - bath with shower, WC, wash basin and towel rail.

EXTERNAL

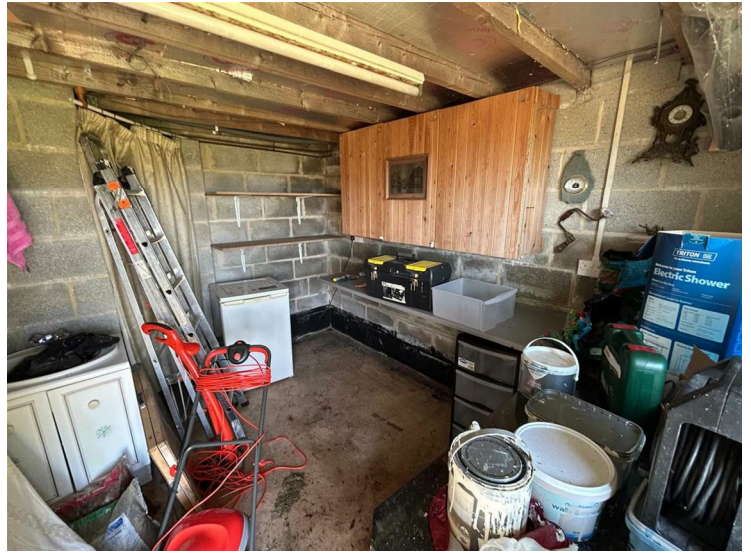


Rear



The property benefits from a good sized sun-trap garden to the rear, with access from the hallway between the kitchen and home office.
With a central lawn, mature plants/shrubs to the border, and three separate storage rooms sitting underneath the property.
Also benefitting from the living room balcony which offers space for seating.

Store



Three separate storage rooms to the lower ground of the rear of the property, all accessible from the garden.
With power supplies, lighting, UPVC doors and windows, and offering ideal space for a workshop/garden store.

Front



Views



Views over Shibden Valley from the rear of the property, ideal from the home office or living room balcony.

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		
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		
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