Hamilton Bower
ESTATE AGENT









125 Hough, Northowram, Halifax, HX3 7DE
£330,000

Recently modernised and extended THREE BEDROOM SEMI DETACHED in the highly regarded Northowram. The property would suit a variety of potential purchasers given its excellent layout, ground floor bedroom, close proximity to the local primary school and amenities and modern fixtures and fittings. Viewing is recommended to appreciate all this fabulous home has to offer.

EPC RATING - D

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE PORCH
Useful entrance area with laminate flooring, ideal for shoes and coats.

HALLWAY
Spacious and light hallway with laminate flooring, a central heating radiator and under stairs storage.

LOUNGE
Pleasant main reception room with a feature inset electric fire, double glazed sliding door to the garden patio and a central heating radiator.

KITCHEN
Modern fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over incorporating a sink and extendable mixer tap. Integrated appliances include a fridge freezer, dishwasher, electric oven, microwave, washing machine and a ceramic hob. The room has laminate flooring, a central heating radiator, a double glazed window and door to the side elevation and is open to the dining area giving a kitchen diner feel.

DINING ROOM
Open to the kitchen, a bright dining area with a double glazed window to the rear elevation and French Doors to the side opening to the patio and allowing an abundance of natural light to flood the space. Laminate flooring and a central heating radiator.

BEDROOM
Good size ground floor bedroom with a double glazed window and a central heating radiator.

WC
Ground floor cloakroom with fitted wc and hand wash basin o a vanity unit in white. Laminate flooring and a double glazed window.

FIRST FLOOR

LANDING
Fabulous galleried landing with a double glazed window.

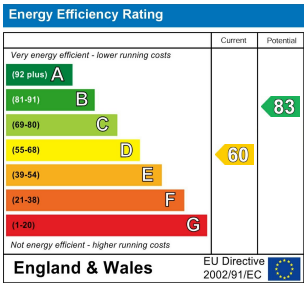
BEDROOM
Double bedroom to the rear elevation with a double glazed window and a central heating radiator.

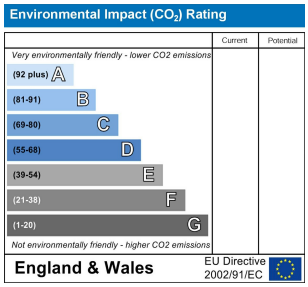
BEDROOM
Generously sized third bedroom with a splendid far reaching view to the front. Double glazed window and a central heating radiator.

BATHROOM
Impressive fitted suite using high quality fittings and comprising of a sink on a vanity unit, wc and glass screened, easy access, shower area. Contemporary tiling, a double glazed window and heated towel rail complete the room.

EXTERNAL

To the front of the property a resin driveway provides off road parking and leads to the side where there is ample space for external storage. To the rear a crisp and modern garden with raised borders stocked with plants and shrubs, artificial turf and patio providing a lovely secluded spot to sit out and enjoy the outdoors.


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
60
83
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