



7 Aspen Grove, Northowram, Halifax, HX3 7WN

Offers Over £520,000

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Nestled within the prestigious Arboretum development in the charming village of Northowram, Aspen Grove offers the perfect blend of modern convenience and scenic tranquility. Just moments from local shops, delightful cafes, and the well-regarded Northowram Primary School, this residence also enjoys close proximity to the renowned Shibden Valley, lending a semi-rural feel while remaining well-connected to road and rail links for easy access to major towns and cities. With gas central heating and serene woodland views with path leading to a family park, Aspen Grove is a property that promises both comfort and an enviable lifestyle in an idyllic location.

A spacious 6-bedroom detached house offering versatile living across three floors, complemented by an attached twin garage, front and rear gardens, and a well-maintained interior. This attractive family home is ideally situated with ample parking, a private garden, and generous living spaces, making it a perfect choice for growing families.



Council Tax Band: F



This impressive six-bedroom detached residence offers expansive living across three floors, making it an exceptional choice for family living. Featuring a thoughtfully maintained interior and an array of desirable amenities, the home includes a spacious twin garage, a private rear garden, and ample driveway parking for multiple vehicles.

Ground Floor

Upon entering, you are welcomed into a generously proportioned ground floor with a well-appointed kitchen, formal dining room, cosy living room, separate utility room, convenient downstairs low level flush toilet room, and a versatile office space, providing both comfort and functionality.

Lounge

The lounge is a true highlight, featuring a large bay window that fills the room with natural light, creating a bright, welcoming ambiance. The fireplace adds warmth and character, making it an ideal spot for relaxation with room for a variety of furnishings.

Dining Room

Perfect for gatherings, the dining room accommodates a family-sized table and chairs, with double doors opening from the lounge and patio doors leading out to the rear garden for seamless indoor-outdoor flow.

Kitchen

The family-sized, L-shaped kitchen is designed for modern living, featuring a range of stylish wall and base units, integrated appliances including a four-ring gas hob, stainless steel extractor, oven, and grill. A central table offers additional space for casual dining and entertaining. Large windows overlook the rear garden, with space for a freestanding fridge-freezer.

Utility Room

The utility room provides extra storage with floor-mounted units, ample worktop space, and a stainless steel sink with draining board. Plumbing is available for a washing machine, and a door offers direct access to the garage.

First Floor

The first floor comprises of the master bedroom and three double bedrooms, each suited for double beds with plenty of room for additional furniture. The master

bedroom offers an en-suite bathroom complete with a WC, hand wash basin, and shower, adding convenience and privacy.

House Bathroom

A modern three-piece bathroom featuring a fitted bath, low-level flush toilet, and wash hand basin, catering to family needs.

Second Floor

The second floor provides two additional double bedrooms, both well-proportioned with carpeted floors and ample room for freestanding furniture if desired. One of the bedrooms benefits from a three piece en-suite comprising of a low level flush toilet, wash hand basin and corner shower.

Exterior

The property is set back from the road, featuring a neatly landscaped front lawn that enhances curb appeal and offers privacy. The rear garden serves as a tranquil outdoor retreat with a patio area perfect for alfresco dining. A well-kept lawn bordered by hedges and mature shrubs provides a secluded setting. The attached twin garage, accessible from both the front and rear, adds practicality and storage convenience.

This beautifully presented home is ideal for families seeking spacious, comfortable living with practical amenities and a peaceful location—ready to meet the needs of modern family life.

Agent Note

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





