



## 29 Northowram Green, Northowram, Halifax, West Yorkshire, HX3 7JE Offers Over £310,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME located in Northowram, Halifax - HX3 with popular local schools within walking distance. With a generous open-plan dining kitchen, gardens front and back, and with off-street parking for multiple cars, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, dining kitchen with french doors, lounge, three bedrooms including two doubles and a single, bathroom and loft. Externally the property has a low-maintenance garden to the rear, a well-presented garden to the front, and finally a driveway leading to detached single garage to the side. The property offers potential to be extended (STPC), benefits from gas central heating (boiler 2024) and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Dining Kitchen



The hub of this family home, spacious dining kitchen to the rear of the property with dual-aspect and double doors to the garden.

With herringbone flooring throughout, central island and a good range of matching units with complementary worktops.

Appliances included - inset range cooker, dishwasher, sink with drainer. Not included - free-standing fridge/freezer, washing machine.

### Lounge



Well-presented lounge with a stained glass bay window view to the front of the property.

With a central electric stove with wooden mantel, alcove space and ample room for a large suite.

## FIRST FLOOR

### Primary Bedroom



Good-sized primary bedroom with a view to the front elevation. Offering ample room for a large bed with side tables, wardrobes and dressing furniture.

### Bedroom



Second bedroom, a further double with a view to the rear elevation.

Offering ample room for a double bed with side tables, wardrobes and dressing furniture.

### Bedroom



Third bedroom, a single room with a view to the front elevation.

Offering space for a single bed, or an ideal space for a home office or dressing room.

### Bathroom



Contemporary tiled house bathroom with frosted window and matching three-piece suite - walk-in shower, wc, wash basin and chrome towel rail.

## EXTERNAL



Well-presented garden to the front of the property with a pebbled centre and boundary wall and fencing.

## Rear



Low-maintenance garden to the rear of the property with gated side access and access from the double kitchen doors. Offering space for a garden furniture/outdoor seating and an area for potted plants/shrubs.

## Side & Garage



Driveway running to the front and side of the property offering parking for at least two cars. The driveway leads to the detached single garage which has an up-and-over door and power supply.

## Front

