



24 Hedge Top Lane
Northowram, Halifax, HX3 7ER

A peaceful Northowram retreat with
generous gardens, three double bedrooms,
and versatile living space



Charnock Bates

The Country, Period & Fine Home Specialist





24 Hedge Top Lane
Northowram
Halifax
HX3 7ER

Guide price: £650,000

At a glance

- Detached three-bedroom 'true' bungalow in a peaceful Northowram setting
- Three generously proportioned double bedrooms
- Spacious open-plan lounge and dining room
- Sliding glass doors opening onto the rear patio
- Separate kitchen with integrated appliances
- Utility room with garden outlook and internal garage access
- Characterful second entrance hall with exposed stone walls
- Large gardens (total plot approx. 0.39 acres) wrapping around the front, side, and rear
- Driveway parking for two to three cars
- Integral double garage with electric roller door and additional space

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A peaceful Northowram retreat with generous gardens, three double bedrooms, and versatile living space



Occupying a peaceful position in the sought-after village of Northowram, this detached three-bedroom bungalow offers generous, single-storey accommodation, attractive gardens (in a total plot size of approximately 0.39 acres), and excellent potential to personalise.

The well-maintained interior includes three double bedrooms, an open-plan lounge and dining room with sliding doors onto the patio, and a separate kitchen and utility room. A particularly appealing feature is the spacious second entrance hall, with exposed stone walls and room for seating, while outside, the large, established gardens wrap around the property, creating a lovely setting for relaxing and entertaining.

A driveway providing parking for two to three cars and an integral double garage complete the home, which offers an opportunity to make a property with plenty of space and potential to make it your own.



Inside the home

ENTRANCE HALL

A distinctive feature of the property, this generous entrance hall is filled with natural light from the glazed windows either side of the front door and further glazing along the rear wall. Exposed stone walls bring character and texture, balanced by plush carpeting underfoot. There is ample space for a sofa, offering the flexibility to create a welcoming sitting area or a relaxed place to read.

OPEN-PLAN LOUNGE & DINING ROOM

Generously proportioned and filled with natural light, the open-plan lounge and dining room offers a versatile space for everyday living and entertaining. Plush carpeting adds comfort, while sliding glass doors connect the interior with the rear patio and gardens.

DINING AREA

The dining area sits alongside sliding glass doors opening directly onto the patio, making it easy to enjoy meals with the garden as a backdrop and extend entertaining outdoors in warmer weather.

LOUNGE AREA

The lounge area centres around a gas fire set within an attractive stone chimney breast, creating a natural focal point. Further sliding glass doors open onto the patio, while double doors lead through to the second entrance hall.









KITCHEN

Enjoying a picture window overlooking the garden, the kitchen is fitted with white wall, drawer, and base units, complemented by terrazzo-style worksurfaces. Integrated appliances include an Indesit oven, four-ring induction hob, extractor hood, Bosch dishwasher, and Bosch fridge. The outlook over the garden brings a lovely sense of connection with the outside space.

UTILITY ROOM

The utility room provides valuable additional workspace, with space and plumbing for laundry appliances, a sink and drainer, and white wall, drawer, and base units. A door provides convenient internal access to the double garage, and a second door leads to the front external.

WC

A separate WC is fitted with a toilet, wash basin, and useful storage cupboards.







DOUBLE BEDROOM

Overlooking the front garden through a large window, this comfortable double bedroom benefits from plush carpeting and extensive fitted storage, including wardrobes, drawers, and a vanity desk.

DOUBLE BEDROOM

Another well-proportioned double bedroom, with a large window overlooking the front garden, plush carpeting, and fitted wardrobes and drawers.

DOUBLE BEDROOM

Enjoying a dual-aspect outlook, this double bedroom benefits from plenty of natural light and extensive fitted storage, including wardrobes, cupboards, shelving and drawers.

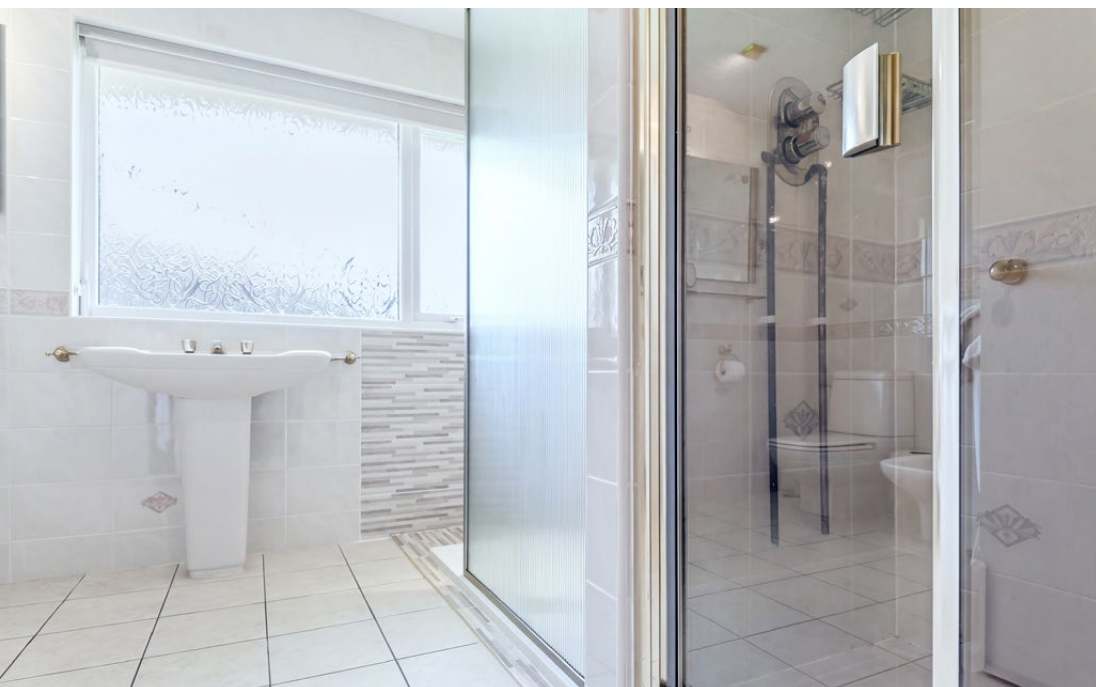
BATHROOM

The bathroom is fitted with a toilet, wash basin, and bidet, alongside a rainfall shower with an adjustable pencil shower attachment and a further shower.

BOILER CUPBOARD

A dedicated cupboard houses the property's boiler.







Gardens and grounds

FRONT & SIDE GARDENS

The property occupies a generous plot of approximately 0.39 acres, with the front lawn extending around the side and towards the rear to create a substantial area of established greenery. A driveway provides parking for two to three cars, alongside the integral double garage, which benefits from an electric roller door and additional space.

REAR GARDEN

The rear garden offers a peaceful setting, with a patio providing an inviting spot for outdoor dining, morning coffee, or simply enjoying the surroundings. Beyond, the lawn is bordered by mature trees and established shrubbery, creating a leafy sense of privacy and a pleasant outlook from the house. The generous grounds offer plenty of scope for gardening, relaxing, and making the most of outdoor living.

N.B. There's a covenant on the land that no fencing is allowed.





Key information

- Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached bungalow
PARKING	Private driveway for two-three cars leading off from a private driveway shared with two other neighbours. The shared driveway has shared maintenance costs with the neighbours. The property also has a double garage.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	D
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains (So Energy)
WATER SUPPLY	Mains
SEWERAGE	Mains
HEATING	Gas central heating
BROADBAND	Disconnected (was Plusnet)
MOBILE SIGNAL	Good outdoor and in-home coverage on some networks (Ofcom Mobile Coverage Checker)

Location

Set in a peaceful position on Hedge Top Lane, the property enjoys the appeal of village living in Northowram, while remaining within reach of Halifax and the wider Calderdale area. The village offers a range of everyday amenities, with further shopping, leisure, and transport connections available in nearby Halifax and neighbouring communities.

Northowram is well placed for access to the surrounding West Yorkshire countryside, with opportunities to enjoy local walks and outdoor pursuits. The wider area also provides access to schools and road connections for those travelling to Halifax, Bradford, and beyond.

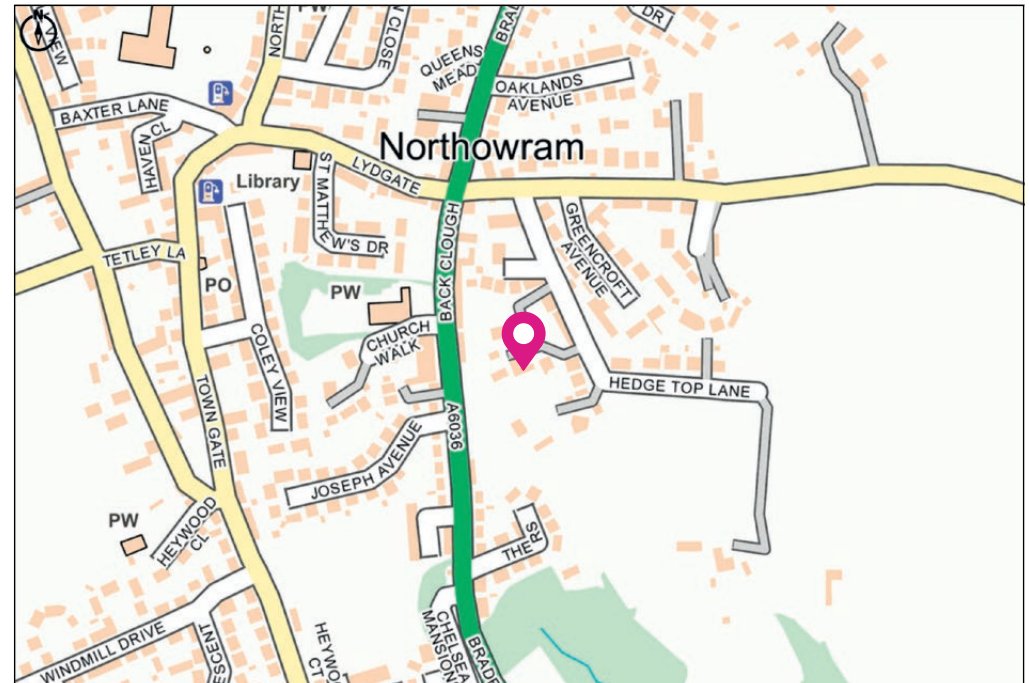
Combining a tranquil setting with the convenience of nearby amenities, Northowram offers an appealing balance for those seeking a quieter pace of life without feeling disconnected from everyday essentials.

What3Words: ///dined.dart.rots

ARRANGE YOUR VIEWING

Offering generous accommodation, established gardens and scope to personalise, 24 Hedge Top Lane presents an opportunity to enjoy the space and convenience of single-storey living in a peaceful village setting.

Viewing is essential to fully appreciate the space, setting and potential of this property.



Get in touch to arrange your private tour today.

Charnock Bates



Property House
Lister Lane
Halifax HX1 5AS
01422 380100

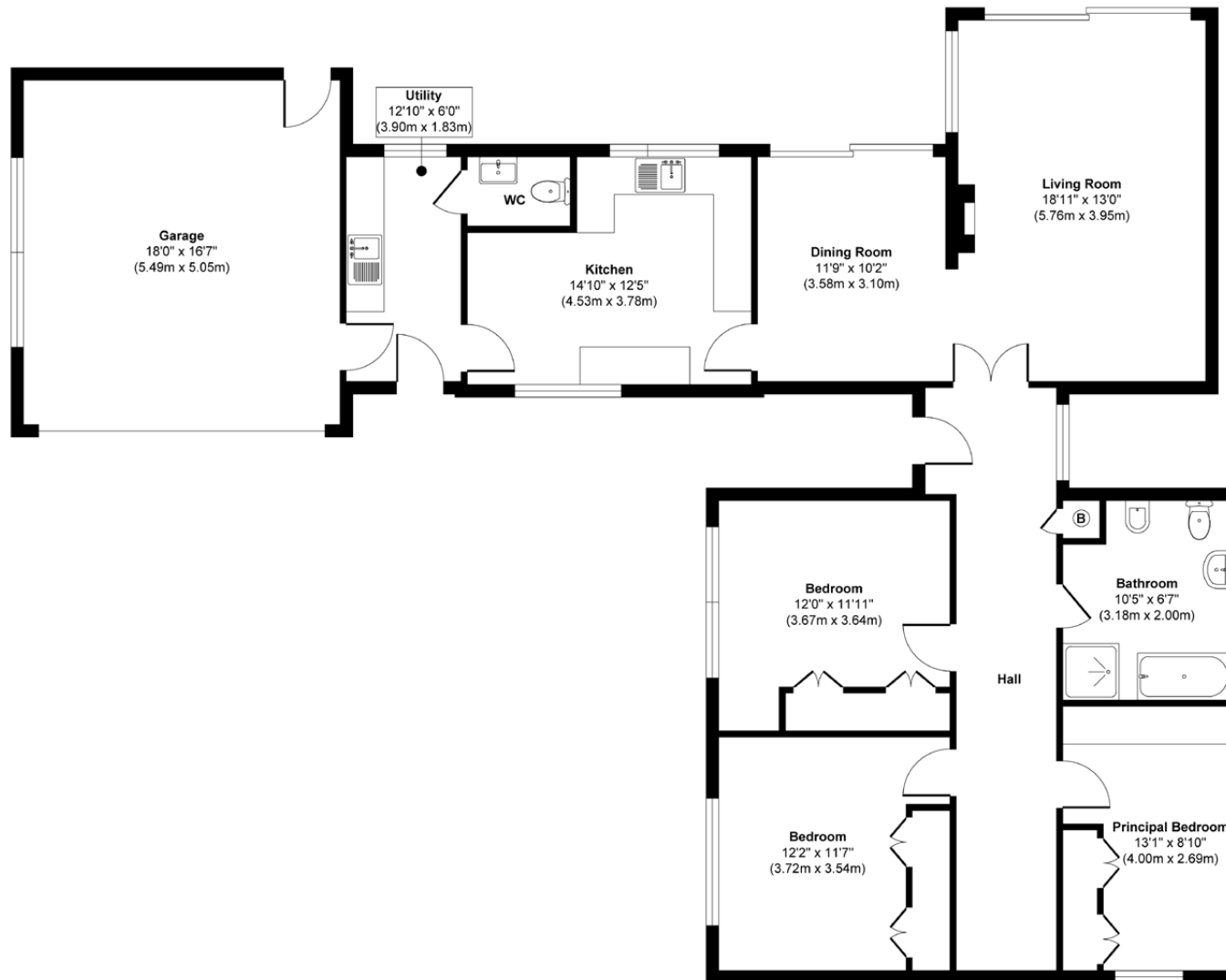
250 Halifax Road
Ripponden
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Floor plan



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Total approximate floor area:
1,617 sqft (150.29m²)
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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