



137 Hough, Northowram, Halifax, Yorkshire, HX3 7DH Asking Price £289,950

Offered to the market is this well-presented THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY located in the centre of Northowram - HX3 with local amenities and popular schools nearby. With three double bedrooms, a sun-trap garden to the rear, and a ground floor WC, we expect this property to be popular with a wide range of buyers seeking a home in the area.

Internally comprising: dining kitchen, living room, ground floor bedroom, WC, entrance porch, two first floor double bedrooms, bathroom.

Externally the property has a driveway to the side which leads to a detached single garage, a lawned garden with border hedging to the front, and a well-maintained sun-trap garden to the rear complete with patio, decking and astroturf lawn with french door access from the living room

The property has been maintained to a good standard by the current owners, offers an ideal central village location with local amenities and primary school within walking distance, and is available to view immediately with the owners having identified there next property.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR



Dining Kitchen



Dining kitchen to the rear of the property with a view to the garden and external access to the driveway. Fitted with a good range of matching shaker style units with complementary worktops and splashbacks. Current appliances - 7-burner range cooker with extractor, belfast sink with mixer tap, washing machine, free-standing fridge/freezer.

Living Room



Well-presented living room to the rear of the property with french doors to the garden onto the decking allowing for great natural light. With a central fireplace, alcove space, and ample room for a two-piece suite as seen.

Bedroom



Ground floor double bedroom to the front of the property, maintaining good privacy with the front garden hedging. With full-length mirrored wardrobes with sliding doors, and offering space for a double bed with side tables and dressing furniture.

WC



Ground floor WC with frosted side window, wall panelling, and wash basin with fitted mirror.

Entrance Porch



Good-sized entrance porch to the front of the property with access and a view to the garden. With a power supply, and offering versatile use for the property.

FIRST FLOOR

Bedroom



Good-sized double bedroom to the first floor with dormer view window to the garden.
With space for a large bed with side tables, dressing furniture and wardrobes.

Bedroom



Second first floor double bedroom, with a dormer view to the front of the property.
Offering eaves storage and space for a double bed with side tables, wardrobes and dressing furniture.

Bathroom



Four-piece bathroom to the first floor with laminate flooring and a matching suite - corner shower, bath, WC, wash basin.

EXTERNAL



Rear



Well-maintained sun-trap garden to the rear and side of the property with access from the living room french doors onto the patio.
With a decked patio area leading from the property with fitted corner bench and table - ideal for outdoor seating.
The garden has a central astroturf lawn with border planters and shrubs, a greenhouse, and a second private decking area.

Front



Lawned garden to the front with border hedging offering great privacy for the property.
With a patio area offering space for outdoor seating, and mature border shrubs and tree.

Driveway & Garage

The property offers off-street parking for at least two cars to the side of the property, with the driveway leading to the gated entrance to the rear garden.

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		
(21-38) F		
(1-20) G		
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