



1 Chelsea Mansions, Northowram, Halifax, HX3 7HG
£435,000

A magnificent and imposing FOUR BEDROOM DETACHED family home set on a large plot, ideally located on the ever popular Chelsea Mansions in Northowram. The property offers spacious living with a fabulous open plan layout and has the benefit of ample off road parking and garage and is available with NO ONWARD CHAIN.

COUNCIL TAX BAND - E

EPC RATING - D

A rare opportunity to acquire a four double bedroom split level detached family home in one of the most desirable residential locations in Halifax. Sat on a generous plot with a large area of woodland to the side, the property is offered with VACANT possession. Located within easy reach of Halifax town centre, commuter routes and well regarded local schools. Briefly comprising of entrance hall, utility room and two double bedrooms on the ground floor, both with en-suites. A spacious L-Shaped lounge/dining area, fitted kitchen, two further bedrooms, one with en-suite bathroom, rear porch and a WC on the first floor. Access to the rear and side paved garden is from the first floor and sweeps around the property. There is a drive, mature gardens and a detached double garage to the front with a large area of woodland to the side. Viewing is highly recommended to appreciate all that is on offer at this unique property.

GROUND FLOOR

ENTRANCE HALLWAY

Entrance area with two central heating radiators and two storage cupboards. Stairs to the first floor.

BEDROOM



Generously sized double bedroom with a range of fitted wardrobes, two central heating radiators and large double glazed windows allowing the room to flood with natural light.

EN-SUITE



En-suite shower room fitted with a low flush WC, twin hand

wash basin on a vanity unit and shower housed within a curved glass screened cubicle. Heated towel rail.

BEDROOM



A second ground floor double bedroom again with fitted wardrobes, a double glazed window and central heating radiator.

EN-SUITE



En-suite shower room fitted with a low flush WC, hand wash basin on a vanity unit and shower housed within a curved glass screened cubicle. Heated towel rail and a double glazed window.

UTILITY ROOM

Useful utility space with plumbing for a washing machine and a fitted kitchen unit with work surface and sink over.

FIRST FLOOR

LOUNGE



Spacious lounge with a vast double glazed window to the front and two central heating radiators. The room is open to the dining space giving a real 'open plan' feel.

DINING ROOM



Pleasant dining space with double glazed sliding doors opening to the rear and a central heating radiator.

KITCHEN



A well appointed kitchen, fitted with a range of wall and base units to four sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a dishwasher, fridge, freezer and an electric oven with gas hob and extractor fan over. Double glazed window and a central heating radiator.

HALLWAY

Central heating radiator.

BEDROOM



Double bedroom to the front elevation with fitted wardrobes, a double glazed window and central heating radiator.

EN-SUITE



En-suite bathroom fitted with a three piece bathroom suite in white comprising of a low flush WC, hand wash basin on a vanity unit and a bath with shower and screen over. Heated towel rail and a double glazed window.

BEDROOM/STUDY



A fourth bedroom, currently utilised as a study with a double glazed window and a central heating radiator.

WC

Low flush WC and a hand wash basin on a vanity unit.

EXTERNAL



The property sits on a large plot with an area of woodland to the side, extending down to the beginning of Chelsea Mansions. There are paved areas to both side and rear providing a pleasant space to enjoy the outside surroundings. To the front mature gardens and extensive driveway providing ample off road parking. The property has a garage with electric door.

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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	