Hamilton Bower
ESTATE AGENT

21 Upper Hall View, Northowram, Halifax, West Yorkshire, HX3 7ET
£565,000

A superb, significantly extended SIX BEDROOM DETACHED FAMILY HOME ideally located in the heart of the ever popular village of Northowram. The property boasts a seemingly endless number of features including six double bedrooms, four bathrooms, garage and off road parking, large garden and a fabulous garden room which can be used for a variety of purposes. Internal viewing is essential to appreciate this rare to the market property.

EPC RATING - C

COUNCIL TAX BAND - E

Upper Hall View is a highly regarded location comprising of a collection of high end homes and is well positioned close to the nearby primary school, village amenities and excellent transport links. The property itself has been improved and extended over many years by the current owners to provide a large family home with excellent fixtures and fittings throughout. Externally there is a wonderful garden room, currently utilised as a home bar, but could form a home office, gym or additional storage.

GROUND FLOOR

ENTRANCE PORCH
Useful entrance area, ideal for shoes and coats.

ENTRANCE HALLWAY
Hallway with a central heating radiator and stairs to the first floor.

LOUNGE
Pleasant bay fronted lounge with a double glazed window, central heating radiator and a feature gas fire set within a decorative surround.

WET ROOM
This room has been converted to a wet room with wc, hand wash basin and easily accessible shower area. Formerly a ground floor study/snug room, the room could be converted back to form another reception room.

WC
Ground floor cloakroom comprising of a low flush wc and hand wash basin on a vanity unit. Heated towel rail.

DINING KITCHEN
A fabulous open plan kitchen diner fitted with a range of high end wall and base units with a quartz work surface over incorporating a stainless steel sink and pull out tap. Integrated appliances include a dishwasher and double electric oven with a gas hob and extractor over. Additionally there is a space for an American style fridge freezer. There is ample room for a dining table and the room is open to a snug area which has splendid bi-fold doors with fitted blinds within the glass which open to the rear garden. The room is finished with underfloor heating, high quality luxury vinyl flooring, two central heating radiators and two double glazed windows.

UTILITY ROOM
Large utility with a double glazed window to the front and a door to the rear garden. Fitted wall and base units with work surface over and space and plumbing for a washer and dryer. Luxury vinyl flooring and a central heating radiator.

INTEGRAL GARAGE
The garage has access from the utility room, an up and over door to the front and door to the rear providing access to the garden.

FIRST FLOOR

LANDING
A large landing area which has a double glazed window, central heating radiator and space for storage and a work area.

BEDROOM
Large bay fronted double bedroom with fitted wardrobes, double glazed window and a central heating radiator.

EN-SUITE
Stylish and modern en-suite with a low flush wc and hand wash basin on a vanity unit. Glass screened cubicle housing a shower unit. Contemporary tiling and flooring with under floor heating and a double glazed window.

BEDROOM
A generously sized double bedroom to the front elevation with two double glazed windows and a central heating radiator.

BEDROOM
Currently used as a dressing room another double bedroom, with a double glazed window and a central heating radiator.

BEDROOM
To the front elevation with a storage cupboard, double glazed window and central heating radiator.

BEDROOM
En-suite double bedroom, to the rear elevation with a double glazed window and a central heating radiator.

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

BATHROOM
Stunning family bathroom which comprises of a low flush wc, hand wash basin, fabulous free standing bath with feature tap and a large walk in shower area. Heated towel rail and a double glazed window.

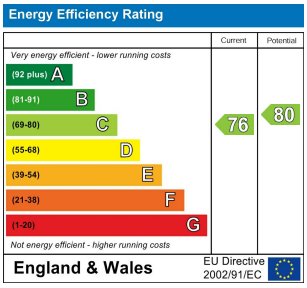
SECOND FLOOR

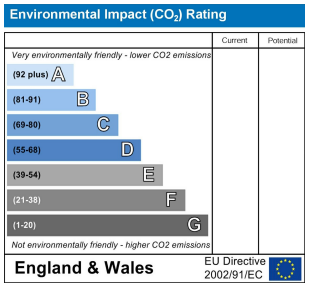
LANDING
Useful storage loft space.

BEDROOM
Large second floor bedroom with four Velux windows and a central heating radiator. Eaves storage.

EXTERNAL
To the front there is a pleasant lawn with resin path and drive leading to the garage. To the rear a large enclosed garden with lawn, raised patio and mature plants and shrubs to the borders. The patio provides ample room for outdoor entertaining and enjoying the sunshine from various vantage points.

GARDEN ROOM
A good size garden room currently used as a bar and home gym with bi-fold doors opening to the patio providing a fabulous entertaining space. The garden room also incorporates a sauna.


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
76
80
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
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC