



37 Back Clough, Northowram, Halifax, West Yorkshire, HX3 7HH
Asking Price £249,000

Well presented THREE BEDROOM SEMI DETACHED ideally located in the popular village of Northowram. The property offers well proportioned and spacious living throughout with pleasant gardens, a garage and ample parking to both front and rear.

EPC RATING - D

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALL

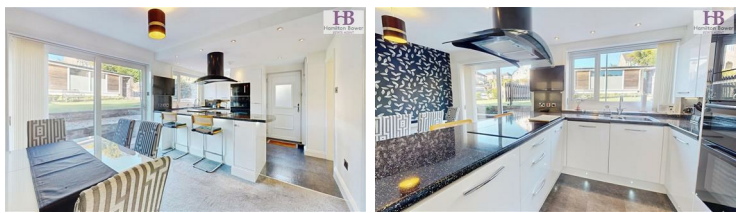
Spacious entrance area with a double glazed window, central heating radiator and under stairs storage cupboard.

LOUNGE



Pleasant main reception area with a feature wall mounted electric fire, double glazed window, central heating radiator and double doors opening to the dining kitchen.

DINING KITCHEN



Modern kitchen diner fitted with a range of wall and base units with a contrasting work surface over which extends to provide breakfast bar seating. Integrated appliances include a dishwasher, washing machine, double electric oven, microwave and an induction hob with extractor fan over. The dining area can accommodate a good size dining table and has double glazed sliding doors opening to the garden and there is a further double glazed window and a central heating radiator.

FIRST FLOOR

LANDING

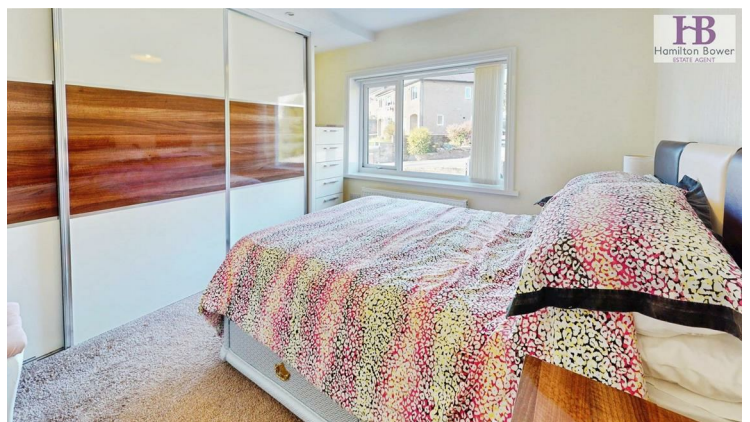
Double glazed window and access via pull down ladder to a boarded loft which provides further storage options.

BEDROOM



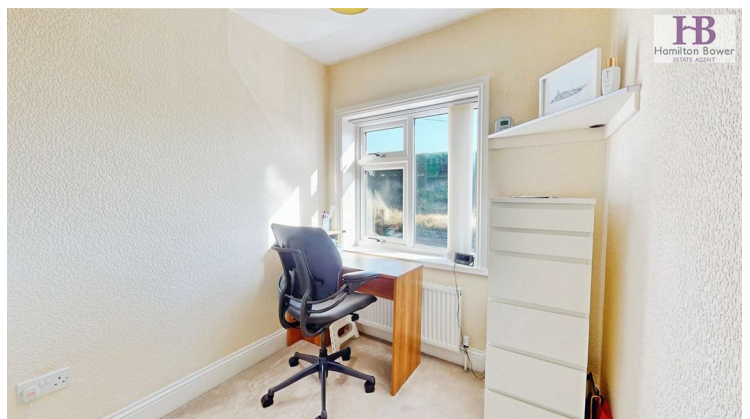
Double bedroom to the front elevation with a range of fitted wardrobes, a double glazed window and a central heating radiator.

BEDROOM



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

BEDROOM



A third bedroom, with fitted storage unit, a double glazed window and a central heating radiator.

BATHROOM



Large bathroom fitted with a low flush WC, hand wash basin on a vanity unit, jacuzzi corner bath and a separate shower housed within a curved, glass screened cubicle. Heated towel rail and a double glazed window.

EXTERNAL



To the front there is a large area of resin drive way providing parking for several vehicles and leads to the side of the property and to the rear where there is a pleasant garden with lawn and an array of mature plants and shrubs. A path leads to the rear of the garage which is a good size and provides further parking and storage options.

