



**Newlands Grove, Halifax, HX3 7HZ**

**welcome to**

**Newlands Grove, Halifax**

Offering great spacious family living accommodation is this three bedroom end-terraced property in Northowram, which would be ideal for growing families. Benefiting from gardens front and rear and a double garage. Sold with NO ONWARD CHAIN! Contact us now to book your viewing!



### **Lounge**

16' 8" x 16' 4" ( 5.08m x 4.98m )

The lounge comprises of carpet flooring, gas central heating radiator, surrounding fireplace with log burner, UPVC double glazed window to the front elevation.

### **Kitchen**

17' x 16' 4" ( 5.18m x 4.98m )

The kitchen comprises of wood flooring, gas central heating radiator, ceiling light point, ceiling spotlights, ceiling velux windows, matching wall and base units with work top over, double oven, UPVC double glazed window to the rear elevation, UPVC door to the side elevation.

### **Landing**

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

### **Bedroom One**

10' 10" x 10' 4" ( 3.30m x 3.15m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

### **Bedroom Two**

11' x 10' 4" ( 3.35m x 3.15m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Bedroom Three**

7' 6" x 5' 5" ( 2.29m x 1.65m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Downstairs W/C**

The downstairs W/C, comprises of tiled flooring, low level W/c, wash basin, ceiling spotlights.

### **Bathroom**

The bathroom comprises of tiled flooring and walls, low level w/c, wash hand basin, roll top bath, shower, UPVC double glazed window to the rear elevation.

### **Externally**

Externally the property benefits from gardens front and back, driveway and a double garage with electric power points and roller door.



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welcome to

## Newlands Grove, Halifax

- THREE BEDROOM END-TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF NORTHOWRAM
- OFFERS OVER £250,000
- GARDENS FRONT AND REAR & DRIVEWAY
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114414 - 0010

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 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)