



3 Windmill Crescent, Northowram, Halifax, West Yorkshire, HX3 7DG Asking Price £310,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY located in Northowram, Halifax - HX3. With an open-plan dining lounge, four double bedrooms, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance porch, hallway, dining lounge, snug, kitchen, WC, four double bedrooms, bathroom and loft. Externally the property has a generous garden to the rear complete with patio, a lawned garden to the front, and a driveway offering off-street parking leading to the integral single garage. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Lounge



Open-plan dining lounge to the rear of the property with accompanying snug to the garden.
With a central gas fireplace, and offering ample room for a large suite and family dining table with chairs.

Snug



Snug to the extended rear of the property with open entrance through from the dining lounge.
The snug is dual-aspect, has french doors to the garden and offers space for a further suite.

Kitchen



Breakfast kitchen to the front of the property with glass-panelled entrance through from the entrance hall.
The kitchen is fitted with a good range of matching cream units with complementary black granite worktops and tiled splashbacks.
Appliances - free standing gas hob with oven and grill, under counter fridge, plumbing for washing machine and dishwasher, sink with drainer.

WC



Ground floor WC with frosted window and wash basin.

Entrance Porch

Entrance porch to the front of the property offering space for a coat and shoe store.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with dual-aspect view to the front and rear of the property.
Offering ample room for a large bed with side tables and wardrobes as seen.

Bedroom



Second bedroom, a further double with accompanying storage closet and space for a double bed with side tables.

Bedroom



Third bedroom, a further double room with ample room for a large bed with side tables and wardrobes.

Bedroom



Fourth bedroom, a three-quarter/double room with space for side tables and wardrobes.

Bathroom



Fully-tiled house bathroom with frosted window and matching white suite - bath with overhead shower, wc, wash basin and chrome towel rail.

EXTERNAL



Rear



Well-presented garden to the rear of the property with access via the french doors from the snug.

The garden has a good-sized patio area leading from the property, a central lawn, and boundary shrubs and fencing.

Front




Lawned garden to the front of the property with boundary shrubs.

The property's driveway offers parking for a minimum of two cars and leads to the integral single garage.

Garage

Integral single garage to the front of the property with Hormann electric garage door. power supply, and rear access point to the garden - potential for conversion (STPC).

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		
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		
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