



St. Matthews Court, Northowram Halifax HX3 7HE

welcome to

St. Matthews Court, Northowram Halifax

Three bedroom detached property in Northowram with lots of character & presented to a great standard, marketed offers over £315,000 which would be ideal for growing families. Modern & spacious throughout offering excellent accommodation. Contact us now to view



Entrance Porch

Entrance Hall

The entrance hall comprises of laminate flooring, gas central heating radiator, ceiling spotlights, UPVC double glazed window to front and side.

Lounge

17' 3" x 12' 4" (5.26m x 3.76m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted gas fire with surround, UPVC double glazed windows to front and side.

Kitchen

14' 2" x 12' 11" (4.32m x 3.94m)

The kitchen comprises of laminate flooring, ceiling spotlights, gas central heating radiator, tiled splash back, matching wall and base units with work top over, gas oven with four ring hob and extractor over.

Downstairs W/C

The downstairs W/c comprises of laminate flooring, ceiling spotlights, gas central heating radiator, tiled splashback, pedestal wash basin, low level W/c, UPVC double glazed window to the side elevation.

Bedroom One

13' 9" x 11' 8" (4.19m x 3.56m)

Bedroom one comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the rear.

Bedroom Two

11' 8" x 11' (3.56m x 3.35m)

Bedroom two comprises of ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

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

Bathroom

The bathroom comprises of laminate flooring, ceiling spotlights, gas central heating radiator, tiled splashback, fitted vanity unit with wash basin, panelled bath, fitted shower, low level W/c, UPVC double glazed window to the rear.

Loft Room

The loft room comprises of a pull-down ladder and is not boarded.

Externally

Externally the property benefits from a gated driveway and rear enclosed garden.



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St. Matthews Court, Northowram Halifax

- THREE BEDROOM DETACHED PROPERTY
- LOCATED IN THE POPULAR AREA OF NORTHOWRAM
- MODERN AND WELL-PRESENTED FAMILY HOME
- DRIVEWAY AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over.

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115086 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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