



15 Upper Hall View, Northowram, Halifax, HX3 7ET Asking Price £535,000

Offered to the market is this well-presented EXTENDED FOUR/FIVE BEDROOM DETACHED PROPERTY located on a popular development in Northowram - HX3 with local amenities and popular schools nearby. Featuring a primary bedroom with en-suite, two spacious reception rooms, a well-maintained landscaped garden, and within walking distance to the local primary school, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance, hallway, living room, extended dining room/snug, kitchen, utility room, ground floor WC, home office/bedroom, double garage, primary bedroom with en-suite, three further double bedrooms, four-piece house bathroom and loft.

Externally the property is situated on a quiet cul-de-sac with off-street parking and visitors parking available, has a large well-maintained garden to the rear complete with patio, pergola and a central lawn, and finally a well-presented garden to the front.

GROUND FLOOR

Entrance

Entrance porch to the front of the property leading into the hallway with space for coats and shoe storage.

Hallway

Hallway offering access to all ground floor rooms, with hard-wood flooring throughout and a staircase to the first floor with LED motion-sensored lighting.

Dining Room / Sitting Room



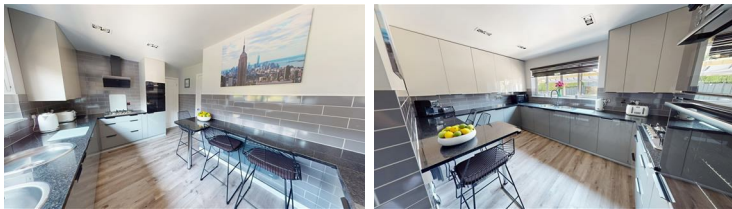
Spacious open-plan dining room/snug sitting in the rear extension of the property with french doors to the garden. With hard-wood flooring throughout, double doors to the living room to further open-plan, and space for a family dining table. The snug area leads through with a view to the garden, offering ample space for a suite as seen.

Living Room



Living room to the front of the property with a bay window view and hard-wood flooring throughout. With double doors to open-plan to the dining room/snug, a central fireplace and ample space for a large suite as seen.

Kitchen



Breakfast kitchen to the rear of the property with accompanying utility room and a great view to the garden. The kitchen is fitted with a wide range of contemporary base and full-height wall units with complementary worktops and tiled splashbacks. Fitted with a breakfast bar that seats four, and a range of appliances - fridge/freezer, tower-unit oven & grill, five-burner gas hob with extractor, dishwasher, sink with drainer. The utility room offers further matching units with white goods and storage space.

Utility Room



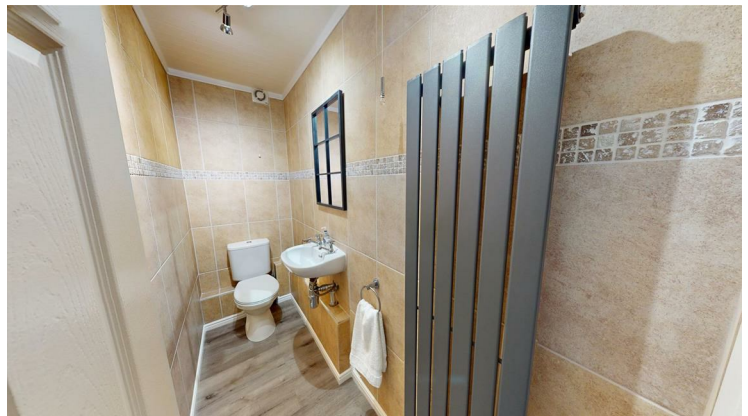
Utility room leading off the kitchen with access to the double garage and side access to the garden. The utility room has matching units and worktops to the kitchen, tiled splashbacks, sink with drainer, and power/plumbing for further white goods.

Home Office / Bedroom



Ground floor home office/bedroom sitting centrally to the rear of the property with a view to the garden. With mirrored wall-panelling, laminate flooring, and space for a home office or single bedroom if preferable.

WC



Ground floor WC leading off the entrance hall with wall-tiling, wash basin, flat-panel towel rail and WC.

Garage

Double garage to the front of the property with electric roller

door, internal access from the utility room and a power supply - offering ideal storage space for this family home.

FIRST FLOOR

Primary Bedroom



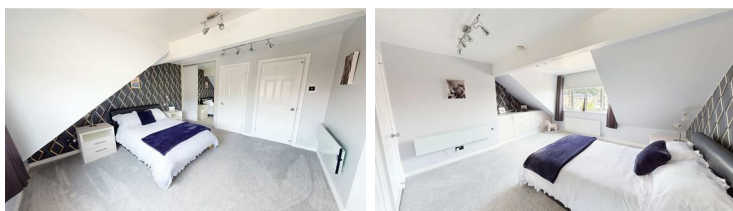
Well-presented primary bedroom to the front of the property offering a great amount of natural light. With accompanying three-piece en-suite, wall-panelling, full-length fitted wardrobes, and ample room for a large bed with side tables and dressing furniture.

En-Suite



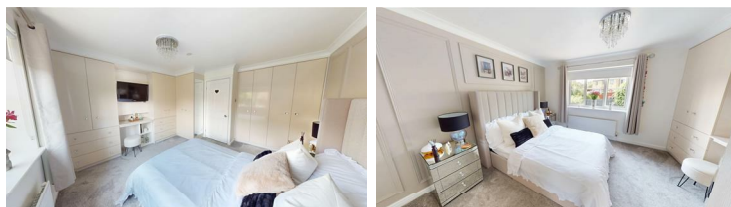
Primary en-suite bathroom with frosted window to the front of the property. With wall and floor tiling, fitted bathroom units, and a matching three-piece suite - bath with shower, wc, wash basin and chrome towel rail.

Bedroom



Second bedroom, a large double room with a dormer view to the front of the property allowing for good natural lighting. Fitted with full-length wardrobes, bespoke alcove dressing units, and offering space for a large bed with side tables and dressing furniture.

Bedroom



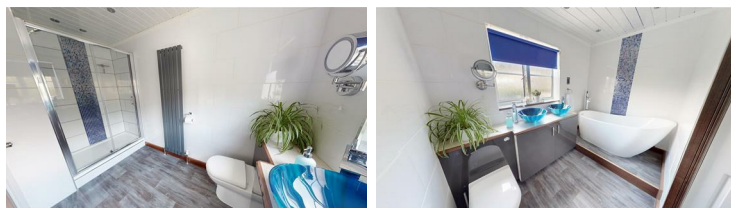
Third bedroom, a further double bedroom with a view to the rear of the property. With wall-panelling to the bed-side, fitted wardrobes and dressing table to two sides, and space for a double bed with side tables.

Bedroom



Fourth bedroom, the final double bedroom with a view to the rear of the property. With full-length fitted wardrobes with sliding mirrored doors, and space for a double bed with side tables and dressing furniture.

Bathroom



House bathroom sitting to the rear of the first floor with frosted window. With laminate flooring and wall-tiling, fitted bathroom units, and a contemporary four-piece suite - dual sinks, walk-in shower, wash basin and raised tub bath.

EXTERNAL



Rear



The property benefits from a large well-presented sun-trap garden to the rear of the property with side access from the front.


With a flagged patio area leading from the property complete with pergola, ideal for outdoor seating and entertaining with french doors from the dining/snug.

To the top tier is a well-maintained lawn with mature border plants and a garden shed.

Front

Driveway to the front of the property offering off-street parking for multiple cars, with both the double garage and nearby development parking offer further parking spaces.

There is a well-maintained lawned garden to the front also, with pristine border plants resulting in great presentation and curb appeal to the front.

Energy Efficiency Rating		
	Current	Potential
Vary 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
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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