



10 Joseph Avenue, Northowram, Halifax, West Yorkshire, HX3 7HJ
Offers Over £250,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet cul-de-sac in Northowram, Halifax - HX3. With off-street parking and detached garage, a large garden to the rear, and with scope to modernise, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; kitchen, living room, dining room, porch, hallway, two double bedrooms and a single bedroom, bathroom and loft with Velux window. Externally the property has a shared driveway leading to a detached single garage, a generous garden to the rear and a private garden to the front. The property benefits from gas central heating and double glazing throughout and is being offered with no onward sale chain.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room



Good-sized living room with a view to the front of the property and sliding doors to the dining room. With a central electric fireplace and ample room for a 3-piece suite.

Dining Room



Dining room to the rear of the property with sliding doors from the living room. If preferable, the dining room offers potential to be made open-plan with the kitchen (STPC).

Kitchen



Kitchen to the rear of the property with accompanying pantry cupboard. Fitted with a range of wall and base units/worktops with tiled splash backs. Appliances - gas hob with overhead extractor, free-standing fridge/freezer, washing machine, sink with drainer. If preferable, the kitchen offers potential to be made open-plan with the dining room (STPC).

Porch



Side entrance porch with front and rear access points, internal access to the kitchen. With a stone bench level and ideal space for coats and shoe storage.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front elevation. With full-length and width fitted wardrobes and ample room for a double bed with side tables.

Bedroom



Second bedroom, a further double with a view to the rear garden. Offering ample room for a double bed with side tables and wardrobes.

Bedroom



Third bedroom, a single room with a view to the front elevation. With a storage cupboard and ideal space for a single/childs bed or use as a home office.

Bathroom



Tiled house bathroom with frosted window and airing cupboard. Fitted with a matching three-piece suite - walk-in shower, wash basin with unit, WC, towel rail.

Loft



Loft accessible from the first floor with a ladder. With a velux window, carpet flooring and dressing furniture.

EXTERNAL



Rear



The property benefits from a large garden to the rear with access from the porch or driveway. With a central lawn and side path, mature plants to the far end complete with a garden shed.

Drive & Garage




Shared driveway to the side of the property offering parking for at least two cars.

The drive leads to the detached single garage which has an up-and-over door and power supply.

Front



Front garden with gated side path to the front and porch. With a central lawn, and boundary mature trees offering good privacy,

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		
England & Wales 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 