



41 Windmill Crescent, Northowram, Halifax, West Yorkshire, HX3 7DG
Asking Price £215,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM TERRACE PROPERTY located in Northowram, Halifax - HX3. With off-street parking & detached garage, no onward sale chain, and within close proximity to local schools, we expect this property to be popular with first-time buyers seeking a home in the area. Internally comprising: entrance, lounge, kitchen, dining room, two double bedrooms and a single, bathroom and loft. Externally the property has a low-maintenance garden to the rear, a single driveway leading to detached single garage, and a garden to the front of the property. The property is being offered with no onward sale chain and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Porch



Entrance porch to the front of the property with access through to the living room.

Offering an ideal space for coat and shoe storage.

Living Room



Good-sized living room to the front of the property with open staircase to the first floor.

With a central fireplace and offering ample room for a two/three-piece suite.

Kitchen



Cooking kitchen to the rear of the property with panelled glass to the dining room offering potential to be made open-plan. With a range of fitted units with black worktops and splashbacks.

Appliances - free-standing fridge/freezer, gas hob with oven/grill, sink with drainer, washing machine.

Dining Room



Dining room to the rear of the property with storage cupboard and rear access to the garden.

Offering space for a family dining table and potential to be made open-plan with the kitchen.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the property with full-length mirrored wardrobes.

Offering ample room for a large bed with side tables and dressing furniture.

Bedroom

Second bedroom, a further double with a view to the rear of the property.

Offering ample room for a double bed with side table and wardrobes.

Bedroom



Third bedroom, a single room with a view to the front of the property.

With a storage cupboard and space for a single bed or to be used as a home office.

Bathroom



Bathroom with frosted window to the rear of the property. With a matching three-piece suite - corner shower, wc, wash basin and towel rail.

EXTERNAL



Rear



Low-maintenance paved garden to the rear of the property with gated access from the driveway/garage. With boundary walls and hedging offering good privacy and space to the end for a garden shed.

Drive & Garage

Single driveway leading to detached single garage to the rear of the property.

Front

Paved garden to the front of the property with gated path leading to the front door.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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(92 plus)	A		
(81-91)	B		
(69-80)	C		
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