



**40 Daleson Close, Northowram, Halifax, HX3 7JF**  
**£300,000**

Immaculately presented THREE BEDROOM semi detached dormer bungalow located on an extremely popular residential street in the ever popular Northowram. This versatile property would suit a variety of potential purchasers with its ground floor bedroom and en-suite and proximity to the local primary school being particular benefits. Externally there is a garden to the rear and ample off road parking to the front for several vehicles.

**EPC RATING - D**

**COUNCIL TAX BAND - C**

## **GROUND FLOOR**

### **ENTRANCE**

Entrance area which is open to the kitchen. Central heating radiator and fitted storage cupboard.

### **DINING KITCHEN**

A splendid dining kitchen fitted with a range of high quality kitchen units and work surfaces to include breakfast bar seating. Integrated appliances include a fridge freezer, dishwasher and an electric oven with gas hob and extractor fan over. Two double glazed windows a central heating radiator and patio doors opening to the conservatory.

### **LOUNGE**

Spacious main reception room with a large double glazed bay window and a central heating radiator.

### **UTILITY ROOM**

Good size utility space which doubles as a home office. Fitted wall and base units to two sides with a contrasting work surface over which incorporates a stainless steel sink and mixer tap. Two double glazed windows, plumbing for a washing machine and a central heating radiator..

### **BEDROOM**

Ground floor double bedroom with a range of fitted wardrobes, a double glazed window and central heating radiator. This bedroom currently accommodates a super king size bed.

### **EN-SUITE**

Stylish en-suite bathroom comprising of a low flush wc, hand wash basin on a vanity unit and shower housed within a curved glass screened cubicle. Heated towel rail.

### **CONSERVATORY**

Pleasant conservatory to the rear with access to the garden. Central heating radiator.

## **FIRST FLOOR**

### **LANDING**

Loft access.

### **BEDROOM**

Double bedroom with two double glazed windows, a central heating radiator and access to a large eaves storage area.

### **BEDROOM**

A third double bedroom with two double glazed windows and a central heating radiator.

### **BATHROOM**

A well fitted bathroom suite comprising of a low flush wc, hand wash basin and bath with shower and screen over. Double glazed window, heated towel rail and built in storage cupboard.

### **EXTERNAL**

To the rear there is a pleasant enclosed garden with patio and mature plants and shrubs to the borders. A path to the side leads to a garage providing storage options and to the front a large area of attractive block paving allowing for off road parking for several vehicles.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	