

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Towngate Lodge Towngate

Halifax, HX3 7DX

Offers In The Region Of £575,000



# Towngate Lodge Towngate

Northowram, Halifax, HX3 7DX

Offers In The Region Of £575,000



Nestled in the charming village of Northowram, Halifax, this remarkable four-bedroom character home offers a unique blend of history and modern living. Originally constructed in the 1800s as a chapel, the property was thoughtfully converted into a residence in the 1980s, and has been thoroughly modernised in recent years, preserving its stunning character features while incorporating high-quality fixtures and fittings.

As you step inside, you will be greeted by beautifully decorated interiors that create an inviting atmosphere, perfect for both relaxation and entertaining family and friends. The semi-open plan living space is a particular highlight, featuring French doors that open onto private gardens, allowing for a seamless transition between indoor and outdoor living.

The home boasts en-suite facilities, providing added convenience and privacy, as well as a garage and utility space with ample built-in storage solutions around the home to cater to your practical needs.

Situated in the heart of Northowram, this property enjoys an ideal location, offering a sense of community while being close to local amenities. This exquisite home is not just a place to live; it is a sanctuary that combines historical charm with contemporary comfort, making it a perfect choice for those seeking a distinctive and spacious residence.

## Entrance Hallway

Leading in from the driveway, the entrance hallway has a tiled floor and leads to the ground floor accommodation as well as upstairs to the first floor. There is an understairs store cupboard for added convenience.

## Living Room

A spacious open living room with a wood burning stove set within a stone fireplace. Wooden beams to the ceiling add character to the space and French doors lead out onto the rear garden, while a seating area to the front aspect provides a cosy nook to sit and enjoy the views over the front gardens. A stairway leads down into the dining room. 19'2 x 13'11

## Dining Room

A spacious reception room overlooking the rear garden semi open plan to the living room. A feature ceiling light provides added depth and a white and grey colour scheme is perfectly in keeping with the home.

11'6 x 14'1

## Kitchen

The kitchen overlooks the front aspect with a Neff double oven and fridge freezer, a Neff hob and a Tecnik dishwasher. An Infra heater ensures warmth in the cooler months. Red base and cream wall units provide ample storage space and adds a modern contrast to this character home.

11'6 x 7'10

## W/C

A downstairs w/c with a hand basin.

## Garage

A well sized garage accessed from the driveway at the front, with storage space and a doorway leading out to the rear garden. Plumbed in for utilities and space for a washing machine, there is also an electric car charger built in.

9'10 x 17'5

## Bedroom One

A spacious double bedroom overlooking the rear of the home with a green colour scheme. Wall mounted lighting elevates the space and built in wardrobes add practicality.

14' x 13'1

## En-Suite

The en-suite has a walk in shower with a hand basin, w/c and heated towel rail.

4'7 x 6'7

## Bedroom Two

A second double bedroom with built in wardrobes. The room overlooks the front aspect and stairs leading down into the space adds to the character.

9'6 x 11'2

## Bedroom Three

A spacious single / small double to the rear aspect with

built in storage space.  
11'6 x 7'4

### Bedroom Four

A double bedroom on the second floor with Velux windows, wooden beams and storage in the eaves.  
11'8 x 14'11

### Bathroom

The bathroom has a bath tub with over bath shower, hand basin, w/c and heated towel rail.  
8'2 x 7'9

### External

The property is set back behind a driveway and mature front garden. To the rear of the home is an enclosed south facing garden with a mature tree and plants providing a tranquil outdoor escape surrounded by an original stone wall.

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

### Directions

For Satnav please use the postcode HX3 7DX. The property is tucked away at the top of the driveway leading passed Towngate House.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



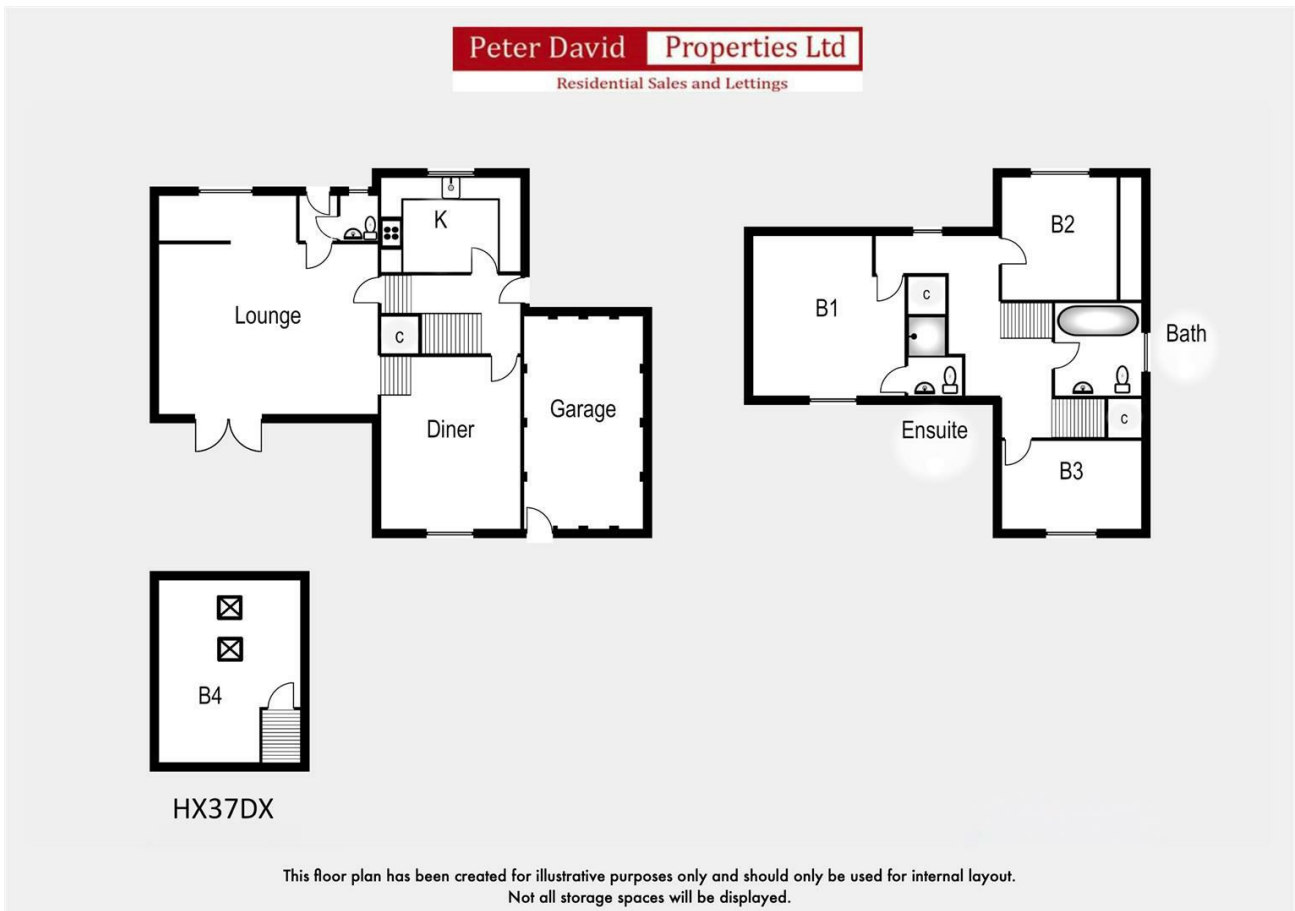
## Hybrid Map



## Terrain Map



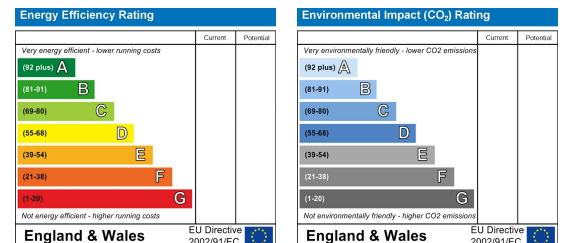
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.