



44 Hough, Northowram, Halifax, HX3 7BU
Asking Price £215,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM PROPERTY with off-street parking located in Northowram, Halifax - HX3. With two reception rooms, off-street parking, and within close proximity to local schools, we expect this property to be popular with family 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 decked garden to the rear, and lawned garden to the front, and finally one off-street parking space, The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room



Good-sized living room with a bay window view to the front of the property. With a central electric fireplace, space for alcove storage and a two-piece suite.

Kitchen



Cooking kitchen with a view to the rear of the property and external access point to the side. With a good range of matching units with complementary worktops and an accompanying pantry cupboard.

Dining Room



Spacious dining room to the rear of the property with a view to the garden.

FIRST FLOOR

Bedroom



Double bedroom with a view to the front of the property, offering ample room for a double bed with side tables and wardrobes.

Bedroom



Double bedroom with a view to the garden, offering ample room for a double bed with side tables and wardrobes.

Bedroom



Third bedroom, a single room to the rear - ideal for a home office or child's bedroom.

Bathroom



Tiled house bathroom with airing cupboard and matching three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Front



Lawned garden to the front of the property with central path leading to the front door.

Parking



The property offers off-street parking for one car, with a road leading down from the Hough to the rear of the property.

Rear



Decked garden to the rear of the property with side access and access from the kitchen. Offering an ideal space for outdoor seating, with the path leading down to the property's parking space.

