



24 Daleson Close, Northowram, Halifax, West Yorkshire, HX3 7JF
Asking Price £289,950

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED PROPERTY located in Northowram, Halifax - HX3. With a contemporary open-plan dining kitchen, multiple off-street parking spaces, and within walking distance to the popular local primary school, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, living room, dining kitchen, utility room, cellar, two double bedrooms and a single, bathroom and loft. Externally the property has a low-maintenance decked garden to the rear, and a large driveway with EV charger and garden area to the front. The property benefits from a new alarm system, gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hallway



Entrance hallway to the front of the property with access to the dining kitchen, living room and first floor.
With wall-panelling leading to the first floor, and space for coats and shoe storage.

Dining Kitchen



The hub of this family home, open-plan dining kitchen to the rear of the property with accompanying utility porch and double doors to the garden.

Offering a range of contemporary shaker style units with complementary worktops and tiled splashbacks.

Integrated appliances include a double electric oven, new five ring induction hob, fridge/freezer and microwave - plumbing for both a washing machine and dishwasher.

The room offers space for a family dining table with chairs, and additional seating with the central breakfast bar.

Living Room



Spacious living room to the front of the property with a large window view allowing for great natural light.

With central wall-panelling for media, and space for a two/three-piece suite with tables as seen.

Utility Porch



Utility porch to the side of the property with access from the kitchen and side external access point.
With laminate flooring, wall-tiling, and fitted base units with complementary worktops and wash basin.

Cellar



The property benefits from a generous cellar, with heating, power supply and housing the combi-boiler.

FIRST FLOOR

Primary Bedroom



Spacious primary bedroom to the rear of the property with a view to the garden.

The bedroom offers space for a large bed with side tables and wardrobes.

Bedroom



A further double bedroom, with great natural light coming from the front of the property.

Offering ideal space for a large bed with side tables, wardrobes and dressing furniture.

Bedroom



Third bedroom to the front of the property offering space for a single bed.

Ideal for use a child's bedroom or home office for those working remotely.

Bathroom



Tiled house bathroom to the rear of the property with frosted window.

Fitted with a matching white three-piece suite - P-shaped bath with overhead shower, wc, wash basin with vanity unit and towel rail.

EXTERNAL



There is a large drive to the front of the property which provides

off road parking for several vehicles. To the side and rear, an enclosed garden with paved, decked and artificial turf sections.

Rear

Decked garden to the rear of the property with double doors from the dining kitchen, or gated access from the side of the property.

Offering a low-maintenance approach with an ideal space for outdoor seating.

Front

Large driveway to the front and side of the property with boundary hedging and gated access to the rear garden.

The driveway offers ample parking for at least four cars.

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
Very 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	