



**16 Hornbeam Grove, Northowram, Halifax, West Yorkshire, HX3 7WL**  
**£500,000**

Set on the highly regarded Arboretum development in Northowram is this well positioned FIVE BEDROOM DETACHED. A true family home the property comprises of entrance hallway, two reception rooms, dining kitchen, utility room and W.c to the ground floor; three bedrooms, one with dressing area and en-suite and house bathroom to the first floor with two further bedrooms to the second floor separated by a Jack and Jill shower room. Externally there is a driveway providing off road parking leading to a double garage, established gardens to the front and large enclosed, rear garden with lawn, patio and mature trees and shrubs.

Hornbeam Grove is a pleasant cul-de-sac on the prestigious Arboretum development in the village of Northowram and within close proximity to the local shops, cafes and Primary School. Further afield, the famous Shibden Valley is easily accessible giving the location a semi-rural feel whilst remaining close to the road and rail links to the neighbouring major towns and cities. The property is available with NO ONWARD CHAIN.

## GROUND FLOOR

### ENTRANCE HALLWAY

A spacious entrance hall with central heating radiator and under stairs storage.

### LOUNGE

Large and light main reception room with double glazed bay window to the front elevation and patio doors to the rear opening on to the rear garden. Two central heating radiators.

### DINING ROOM

A second reception room which could be used for a variety of purposes with double glazed bay window and central heating radiator.

### KITCHEN DINER

Fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Double electric oven with gas hob and extractor fan over. Integrated dishwasher. High quality vinyl flooring, central heating radiator and two double glazed windows.

### UTILITY ROOM

Utility space with fitted kitchen units and work surface over. Plumbing for a washing machine, central heating radiator and door to the rear garden.

### W.C

Low flush W.c and hand wash basin in white. Central heating radiator.

## FIRST FLOOR

### LANDING

Landing area with a large double glazed window, central heating radiator and useful storage cupboard.

### BEDROOM

Spacious master suite with double glazed window and central heating radiator. Open to...

### DRESSING ROOM

A dressing area with good quality fitted robes, central heating radiator and double glazed window.

### EN-SUITE

Shower cubicle with sliding glass door, low flush W.c and hand wash basin. Vinyl flooring, double glazed window and central heating radiator.

### BEDROOM

Double bedroom to the rear elevation with double glazed window and central heating radiator.

### BEDROOM

Double bedroom to the front elevation with double glazed window and central heating radiator.

## BATHROOM

A well appointed bathroom with low flush W.c, hand wash basin, bath and separate shower area. Vinyl flooring, double glazed window and central heating radiator.

## SECOND FLOOR

### LANDING

Double glazed window, central heating radiator and useful storage cupboard.

### BEDROOM

A large top floor bedroom with two double glazed windows and two central heating radiators.

### BEDROOM

A second large, top floor bedroom with two double glazed windows and two central heating radiators.

### SHOWER ROOM


A Jack and Jill style shower room with access from both top floor bedrooms. Shower cubicle with sliding glass door, low flush W.c and hand wash basin. Vinyl flooring, Velux window and central heating radiator.

## EXTERNAL

Set at the end of a pleasant cul-de-sac the property has established gardens to both front and rear, the rear being of a generous size with ample space for a large family and entertaining. To the side of the property there is a drive way leading to a detached double garage.

EPC RATING - D

COUNCIL TAX BAND - F

Energy Efficiency Rating		
	Current	Potential
Vary 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		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary 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		
EU Directive 2002/91/EC 