



22 Windmill Drive, Northowram, Halifax, West Yorkshire, HX3 7DF
£350,000

Significantly extended THREE BEDROOM SEMI DETACHED DORMER STYLE BUNGALOW located in a popular residential area of the highly regarded Northowram. The property has been improved to an exceptional standard and boasts modern fixtures and fittings throughout. Located at the end of a pleasant cul-de-sac, in person viewing is essential to appreciate the corner plot position, splendid extension and fabulous finish.

EPC RATING - TBC

COUNCIL TAX BAND - C

Situated towards the end of a peaceful cul-de-sac on Windmill Drive, this attractive home offers flexible living accommodation that will appeal to a wide variety of prospective purchasers, particularly those seeking the convenience of having bedrooms and everyday living facilities on the ground floor.

The property benefits from two well-proportioned ground floor bedrooms, with a further bedroom located on the first floor, providing excellent versatility for families, downsizers or those looking for accommodation that can adapt to their changing needs.

Externally, the property occupies a generous plot with good-sized gardens offering ample space for outdoor relaxation and entertaining. A smart resin driveway provides valuable off-road parking and leads to a detached garage, further enhancing the practicality of this appealing home.

Located in the ever-popular village of Northowram, the property enjoys a desirable residential setting whilst remaining conveniently positioned for local amenities, schools and transport links to Halifax, Bradford and the surrounding areas.

GROUND FLOOR

ENTRANCE HALLWAY

Spacious entrance area with high quality LVT flooring and a central heating radiator. The space is open and leads to the dining kitchen.

LOUNGE

The main reception room is of a good size with a double glazed window, feature gas fire with decorative surround and a central heating radiator.

DINING KITCHEN

A magnificent kitchen diner fitted with a range of wall and base units with accompanying peninsula with contrasting work surface over. Integrated appliances include a splendid gas range cooker, dishwasher and a washing machine. The room has ample space for a dining table and has LVT flooring, a double glazed window, a central heating radiator and French Doors opening to the garden.

INNER HALLWAY

With LVT flooring and a central heating radiator.

BEDROOM

Double bedroom to the rear elevation with a large walk in closet. Double glazed window and central heating radiator.

BEDROOM

A second ground floor bedroom with a double glazed window and a central heating radiator.

BATHROOM

Impressive bathroom suite in white comprising of a low flush wc, hand wash basin, a bath and double, curved glass screened shower area. Tiled flooring, a double glazed window, central heating radiator and a heated towel rail.

FIRST FLOOR

BEDROOM

Another good size room, this one a first floor bedroom in the roof space with two Velux windows and a central heating radiator.

ATTIC STORAGE

Located off the first floor bedroom, a large attic space which houses the combi boiler and allows for ample storage options.

EXTERNAL

The property is well positioned at the top corner of a cul-de-sac. A resin drive way gives a clean and crisp look to the front and provides off road parking and access to the detached garage. To the side and rear of the property there is a raised lawn, high quality patio, raised planters to the borders and artificial lawn.

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 