



3 Baxter Lane, Northowram, Halifax, HX3 7EF
£275,000

A well presented and deceptively spacious THREE BEDROOM mid town house in the ever popular village of Northowram. The property is ideally located in the heart of the village close to the array of amenities and Primary School. Internal viewing is essential to appreciate all that is on offer.

EPC RATING - C

COUNCIL TAX BAND - C

GROUND FLOOR

OPEN PLAN DINING KITCHEN/LOUNGE



A splendid open plan living room/kitchen area providing ample space when combined with the conservatory for sitting, dining and and kitchen. The kitchen area comprises of a range of wall and base units with accompanying island all with high quality work surfaces over. Integrated appliances include a fridge, freezer, washing machine, slimline dishwasher, wine cooler and an electric oven with hob and extractor over. The lounge area is of a good size and is open to the conservatory. The room is finished with good quality wood effect flooring, a useful storage cupboard, two central heating radiators and a double glazed window.

CONSERVATORY



A lovely conservatory, with solid roof incorporating two skylight windows, looking on to the rear garden.

WC

Ground floor cloakroom with a low flush we and hand wash basin. Heated towel rail and a double glazed window.

FIRST FLOOR

LANDING

Central heating radiator.

BEDROOM



Double bedroom to the rear elevation with two double glazed windows and a central heating radiators.

BEDROOM



A second double bedroom to the first floor this one to the front with a double glazed windows and a central heating radiators.

JACK & JILL BATHROOM



Positioned between the two first floor bedrooms the bathroom can be accessed from both and comprises of a low flush we, a hand wash basin and corner bath with shower over. Tiled flooring and a heated towel rail.

SECOND FLOOR

LANDING

Loft access and a central heating radiator.

BEDROOM



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

DRESSING ROOM



Located off the bedroom a dressing area with fitted wardrobes and furniture and a central heating radiators.

BATHROOM



Shower room with a low flush we, twin hand wash basins and a glass screened shower area. Tiled flooring, Velux window, a heated towel rail and a useful storage cupboard.

EXTERNAL



To the rear an enclosed garden with lawn, patio and an array of mature plants and shrubs. There is a small garden area to the front and off to the side a driveway which leads to a garage.

