



1 Upper Hall View, Northowram, Halifax, West Yorkshire, HX3 7ET
Offers Over £400,000

NEW PRICEPOPULAR LOCATION***PRICED TO SELL***NO CHAIN***VIEWING ESSENTIAL***

****NEW PRICE GREAT VALUE** **SALE WITH NO CHAIN****
****CLOSE TO POPULAR LOCAL SCHOOLS****

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this spacious FOUR BEDROOM DETACHED FAMILY HOME located in Northowram, Halifax - HX3 with popular local schools nearby. With three reception rooms, primary bedroom with en-suite, and ,multiple off-street parking spaces, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, kitchen, dining room, lounge, conservatory, ground floor WC, primary bedroom with en-suite,, three further double bedrooms (all bedrooms included with wardrobes), bathroom and partially boarded loft. Externally the property has a patio and lawned garden to the rear, a lawned garden to the front, and a double driveway with parking for four leading to the detached double garage. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

GROUND FLOOR

Dining Kitchen

14'9" - 12'5" (14'09" - 12'05") (4.50 - 3.78 (-))



Spacious dining kitchen to the rear of the property with accompanying utility room and side external access. The kitchen is fitted with a range of matching units with complementary worktops and tiled splashbacks. Appliances - integrated double oven/grill, electric hob with overhead extractor, space and plumbing for a dishwasher and washing machine.

Lounge

15'8" 12'8" (15'08" 12'08") (4.78 3.86 ())



Good-sized lounge to the front of property with bay window view to the garden. With a central fireplace, ample room for a large suite and double doors through to the dining room.

Dining Room

10'3" - 10'0" (10'03" - 32'10") (3.12 - 3.05 (- 10))



Doors from Dining Room to Lounge

Dining room sitting centrally to the ground floor with access through to the kitchen and double doors to the lounge and conservatory.

Conservatory

19'2" - 10'0" (19'02" - 32'10") (5.84 - 3.05 (- 10))



Conservatory to the rear of the property with patio doors leading onto the garden. Ideal as a further reception room with ample room for a suite or dining area.

Home Office

7'7" - 5'8" (7'07" - 5'08") (2.31 - 1.73 (-))



Ground floor home office with a view to the front of the property - ideal for those working remotely.

Utility

5'9" - '2.74" (5'09" -) (1.75 - 0.07 (- 0.23))



Utility room leading off the kitchen with side external access point.
Fitted with matching units to the kitchen, sink with drainer and space and power for further appliance.

WC

5'7" - 2'11" (5'07" -) (1.70 - 0.89 (-))



Ground floor WC with wash basin and frosted window.

FIRST FLOOR

Master Bedroom

13'1" - 13'0" (13'01" - 42'8") (3.99 - 3.96 (- 13))



Large master bedroom with accompanying en-suite shower room and a view to the front of the property.
With full-length fitted wardrobes and ample room for a large with side tables.

En Suite

5'6" 5'4" (5'06" 5'04") (1.68 1.63 ())



En-suite shower room with frosted window and matching white three-piece suite - corner shower, wc, wash basin and towel rail.

Bedroom Two

13'10" - 8'11" (-) (4.22 - 2.72 (-))



Good sized double bedroom with storage cupboard, wardrobe and view to the front aspect.

Bedroom Three

10'02" - 8'10" (32'9"6'6" - 26'2"32'9")



A further double bedroom, with a view to the rear of the property and full-length mirrored wardrobes.

Bedroom Four

9'4" - 7'9" (9'04" - 7'09") (2.84 - 2.36 (-))



Fourth double bedroom, with a range of fitted wardrobes and space for a bed with side tables.

Family Bathroom

2.74.1.22 - 2.36 (9.04 -)



Family bathroom fitted with a three piece suite - bath with overhead shower, wash basin, WC, part tiled walls and floor, extractor fan.

EXTERNAL



Rear



Lawned garden to the rear of the property with gated side access to both sides and from the driveway.

Leading from the conservatory is the patio area which offers an ideal space for outdoor seating.

Front

To the front of the property is a lawned area with gated side access to the rear of the property and a front door to the garage.

Driveway & Garage

Double driveway to the rear of the property with parking available for four cars.

The driveway leads to the detached double garage which has an up-and-over door, power supply and front access point.

