



5 Landemere Syke, Northowram, Halifax, West Yorkshire, HX3 7SJ
Asking Price £625,000

A splendid FIVE BEDROOM DETACHED character property, offered with NO ONWARD CHAIN, located in the highly desirable village of Northowram. The residence offers spacious living combined with an array of period features, garage and ample off road parking to create the perfect family home.

Available with NO ONWARD CHAIN this magnificent five bedroom detached period home is ideally located in the much sought after location of Northowram which benefits from numerous local amenities, Primary School and excellent transport links. The property itself, which is believed to date back to the 1750's, has been developed over time to create one vast family residence having initially been a collection of smaller houses. Blending fabulous character features with modern home comforts, we offer a rare opportunity to acquire one of the most recognisable and historic homes in Northowram.

EPC RATING - D

COUNCIL TAX BAND - F

GROUND FLOOR

ENTRANCE

A covered entrance leads in to the dining room.

DINING ROOM

Accessed through a timber door with feature etched glass panes, a splendid dining hall with exposed beams to the ceiling, a triple glazed window to the front elevation, a central heating radiator, Karndean flooring and stairs to the first floor. As you pass through to the sitting room there is a useful under stairs storage cupboard.

SITTING ROOM

A delightful reception room, again with exposed beams to the ceiling, with a multi-fuel burning stove, triple glazed window, Karndean flooring and two central heating radiators.

LOUNGE

A more formal lounge with triple glazed windows to both front and side elevations allowing an abundance of natural light to flood the space. There is a spectacular, original fitted bookshelf and window seating piece with useful storage within. Exposed beams to the ceiling, Karndean flooring, central heating radiator and an inset gas fire with decorative surround and hearth.

DINING KITCHEN

A high quality kitchen area fitted with a range of wall and base units with a contrasting granite surface over which extends to form a breakfast bar seating area. Integrated appliances include a fridge, dishwasher, Neff microwave, double electric Neff oven, and a heated Neff warming drawer. Furthermore a five ring gas hob with a stylish extractor fan over. The room has two triple glazed windows, a central heating radiator and Limestone flooring.

UTILITY ROOM

Spacious utility area which has two Velux windows to the pitched ceiling. The limestone flooring, fitted units and granite work surfaces continue from the kitchen to provide ample storage options and include an integrated Siemens wine cooler and plumbing for washing facilities. There is a triple glazed window, door to the rear elevation and a beautiful stained glass panelled door leading to the lounge.

W.C

Located off the utility room, a ground floor cloakroom with a low flush W.c and hand wash basin.

INTEGRAL GARAGE

Large double garage accessed via a door from the utility area internally and from the front elevation through an electric powered door. The garage has a tiled floor, central heating radiator, a water tap and offers plentiful space for storage with the added bonus of further storage options within the loft space.

FIRST FLOOR

LANDING

The first of two landings, accessed from the stairs in the dining room. Double glazed window and loft access.

BEDROOM

Large double bedroom to the front elevation with triple glazed window and a central heating radiator.

WALK IN WARDROBE

Generously sized walk in wardrobe providing ample wardrobe space.

BEDROOM

Double bedroom to the rear elevation with two double glazed windows, a central heating radiator and a range of fitted bedroom furniture providing wardrobe and desk/office space.

BEDROOM

Double bedroom to the front elevation, again with fitted bedroom furniture and desk/office space ,a central heating radiator and a triple glazed window.

BATHROOM

A magnificent house bathroom fitted with a four piece suite in white comprising of a low flush W.c, hand wash basin, bath and shower set within a glass screened cubicle. The room has two triple glazed windows, central heating radiator, heated towel rail and 'herringbone' style luxury vinyl flooring

LANDING

A second landing, this one with stairs from the lounge with a triple glazed window and loft access.

BEDROOM

Another double bedroom with a range of fitted bedroom furniture. Triple glazed window and a central heating radiator.

BEDROOM

A fifth bedroom, currently utilised as a home office with a triple glazed window and a central heating radiator.

SHOWER ROOM

Shower room , with sink and WC, a double radiator, heated towel rail, and 2 windows.

EXTERNAL

Set on a large plot the property has extensive gardens to the rear surrounded by established woodland which offer various vantage points to enjoy the semi rural location with patio area and storage shed. To the side there is a paved and decked area surrounded by an array of mature plants and shrubs giving a courtyard feel and providing a pleasant space for entertaining guests. Septic tank. On the other side of this fabulous home, there is access to the double garage and further off road parking for several vehicles.

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		