



17 Upper Hall View, Northowram, Halifax, HX3 7ET
£425,000

Offered with NO ONWARD CHAIN is this splendid FOUR BEDROOM DETACHED family home ideally located in the heart of Northowram on this popular residential development. The property sits on a good size plot with extensive mature gardens and ample off road parking available.

COUNCIL TAX BAND - E

EPC RATING - TBC

17 Upper Hall View, in a select cul-de-sac position on this much sought after development close to the primary schools and array of amenities in the village of Northowram, offers the opportunity to purchase a detached residence with the potential to improve further to create a fabulous residence for the family buyer for years to come. The property benefits from a generously sized lounge and kitchen diner to the ground floor, four double bedrooms, one en-suite and a house bathroom to the first floor and large established gardens to three sides with ample off road parking on a driveway which leads to a large garage.

GROUND FLOOR

ENTRANCE HALLWAY

Welcoming entrance hallway with wood effect flooring and a central heating radiator.

LOUNGE



Spacious lounge located to the rear of the property with a large bay area with double glazed windows and French doors opening to the rear garden. Feature gas fire with decorative surround, two central heating radiators and further double glazed window.

DINING KITCHEN



The dining kitchen runs the full length of the property with a double glazed window to the front, one to the side and patio doors which open on to the rear garden allowing the space to flood with natural light. There are fitted wall and base units to two sides with a contrasting work surface over incorporating a ceramic sink and mixer tap. Integrated appliances include a fridge freezer, dishwasher, washing machine, dryer and a double electric oven with hob and extractor over. The room is finished with stylish tile effect flooring and two central heating radiators.

WC

Ground floor cloakroom with a low flush wc and a hand wash basin. Wood effect flooring and a central heating radiator.

FIRST FLOOR

LANDING

The landing area has a useful storage cupboard and loft access.

BEDROOM



Double bedroom to the front elevation with a range of fitted wardrobes, a central heating radiator and a double glazed window.

EN-SUITE



Located off the main bedroom the en-suite has an enclosed shower cubicle, hand wash basin on a vanity unit and a low flush wc. Tiled flooring, a double glazed window and heated towel rail.

BEDROOM



Double bedroom to the rear elevation with fitted wardrobes, a double glazed window and a central heating radiator.

BEDROOM



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

BEDROOM



A fourth double bedroom, this one to the front elevation with a double glazed window and a central heating radiator.

BATHROOM




Fitted three piece bathroom suite in white comprising of a low flush wc and hand wash basin set within a combination unit and a P shaped bath with shower and screen over. Tiled flooring, heated towel rail and a double glazed window.

EXTERNAL



The property sits on a generously sized plot with extensive mature plants, trees and shrubs to the front side and rear. The frontage has a drive which leads to a garage allowing for storage and ample off road parking. To the rear a west facing enclosed garden with a good size lawn and large patio area provide a splendid space to enjoy the afternoon/evening sun.

Energy Efficiency Rating		
	Current	Potential
Vary 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
Vary 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 