Hamilton Bower
ESTATE AGENT









23 Aspen Grove, Northowram, Halifax, West Yorkshire, HX3 7WN
£585,000

FIVE BEDROOM DETACHED property, ideally located in a secluded spot on the much sought after Arboretum development in Northowram. Viewing is essential to appreciate the fabulous location, spacious room sizes and high quality of finish throughout this wonderful family home. Stand out features include a splendid open plan kitchen diner, five double bedrooms and generously sized gardens with ample off road parking and a double garage.

Aspen Grove is a pleasant cul-de-sac on the prestigious Arboretum development in the village of Northowram and within close proximity to the local shops, cafes and Primary School. Further afield, the famous Shibden Valley is easily accessible giving the location a semi-rural feel whilst remaining close to the road and rail links to the neighbouring major towns and cities.

EPC RATING - C

COUNCIL TAX BAND - F

GROUND FLOOR

ENTRANCE HALL
Bright entrance hallway with two storage cupboards and a central heating radiator. Hive thermostat which controls the ground floor and an intruder alarm keypad control.

LOUNGE
The primary reception room has two double glazed windows, one set to a bay to the front and two central heating radiators.

DINING KITCHEN
A fabulous open plan kitchen diner, fitted with a range of wall and base units with accompanying island unit, all with quartz work surfaces over. Integrated appliances include a fridge freezer, dishwasher, wine cooler, microwave, double electric oven and an induction hob with extractor fan over. The room comfortably accommodates a dining table and a sofa to create the ideal space for a large family to gather. The room is finished with high quality tile effect Karndean flooring, a double glazed window to a front elevation bay with built in storage, a further double glazed window to the rear and two central heating radiators.

SNUG/STUDY
Currently utilised as a home office, the space could be used for various purposes and has a double glazed window to the side and French doors opening to the garden at the rear. Central heating radiator.

UTILITY ROOM
Ideally positioned off the kitchen, a utility room with fitted wall and base units with a contrasting quartz work surface over incorporating a stainless steel sink and mixer tap. Plumbing for a washing machine, double glazed window, tiled flooring, central heating radiator and door to the rear garden.

REAR ENTRANCE
Entrance area to the rear of the property with a central heating radiator and a storage cupboard which houses the boiler which was installed in 2025.

WC
Comprising of a low flush wc and a hand wash basin on a vanity unit in white. Central heating radiator.

FIRST FLOOR

LANDING
Spacious landing area with a double glazed window to the front elevation, central heating radiator, Hive thermostat which controls the upper two floors and a storage cupboard.

BEDROOM
The primary bedroom is open to a dressing area and has an en-suite bathroom to the rear. Double glazed window and a central heating radiator.

WALK IN WARDROBE
The dressing area/walk in wardrobe has ample storage space and a central heating radiator.

EN-SUITE
Stylish and modern fitted suite which has a low flush wc, double sink vanity unit and a large, glass screened shower enclosure. Tiled flooring, two double glazed windows and a heated towel rail.

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

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

BATHROOM
The house bathroom comprises of a low flush wc, hand wash basin, bath and separate shower area. Double glazed window and a central heating radiator.

SECOND FLOOR

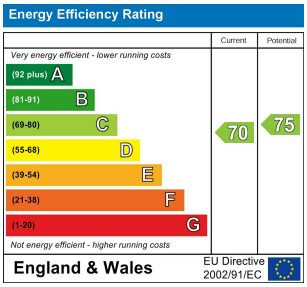
LANDING
Double glazed window and storage cupboard.

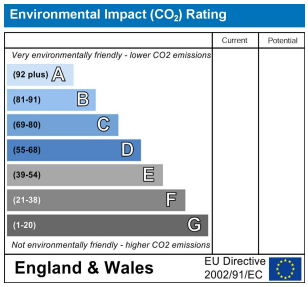
BEDROOM
A large double bedroom with double glazed windows to both front and side elevations. Built in wardrobes, two central heating radiators and door to the shower room.

BEDROOM
A second top floor double bedroom with double glazed windows to both front and side elevations. Built in wardrobes, two central heating radiators and door to the shower room.

JACK AND JILL SHOWER ROOM
A Jack and Jill style shower room with access from both top floor bedrooms. Shower cubicle with sliding glass door, low flush wc and hand wash basin. Velux window and central heating radiator.

EXTERNAL
The property sits in a generously sized plot, tucked away off the main cul-de-sac giving the residence a feeling of privacy and exclusivity. To the front there is ample space for parking several vehicles and access to the detached double garage which has the benefit of power, light and intruder alarm system. To the south side and rear of the property there are extensive gardens with various vantage points to enjoy sunny days, entertain guests and for children to play with lawns, patio and summer house.


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
70
75
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