



**44 Daleson Close, Northowram, Halifax, HX3 7JF**  
**Offers Over £290,000**

Recently renovated to an exceptional standard is this **THREE BEDROOM SEMI DETACHED** property located on Daleson Close in the heart of the much sought after Northowram. Internal inspection is essential to appreciate all that is on offer in this modern home. Available with **NO ONWARD CHAIN**.

## EPC RATING - D

## COUNCIL TAX BAND - C

44 Daleson Close has been much improved to provide a 'turn key' residence which would suit a variety of potential buyers. A comprehensive series of modernisation has taken place which includes a full re-wire, new central heating system, new roof, the addition of a large dormer to the rear creating two further bedrooms, modern kitchen diner and new bathrooms. Northowram itself is a well regarded village which lies within close proximity to the excellent transport links and has a wide range of local amenities and highly rated Primary School.

## GROUND FLOOR

### ENTRANCE HALLWAY



Spacious entrance area with good quality flooring, a central heating radiator, a storage cupboard and stairs to the first floor.

### LOUNGE



The main reception room is neutrally decorated with new carpet, a double glazed window and a central heating radiator.

### DINING KITCHEN



A fabulous open plan space which has ample room for dining and

sitting areas. There is a modern fitted kitchen which comprises of a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer and an electric oven with ceramic hob and extractor fan over. The room is finished with high quality flooring, a central heating radiator, double glazed window and sliding doors opening to the decked rear garden.

### UTILITY ROOM



A useful utility space with fitted kitchen units with a work surface over incorporating a stainless steel sink and mixer tap. There is a double glazed window, central heating radiator and plumbing for a washing machine.

### WC

Ground floor WC with toilet and hand wash basin in white. Double glazed window.

## FIRST FLOOR

### LANDING

Bright landing area with a double glazed window.

### BEDROOM



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

## BEDROOM



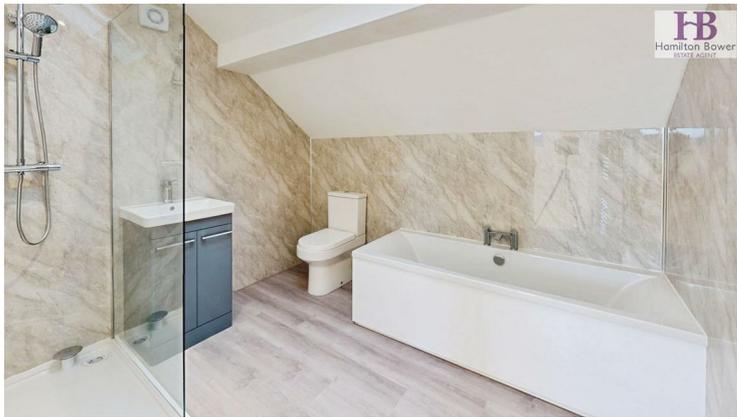
Double bedroom to the front elevation with a Velux window and a central heating radiator.

## BEDROOM



A good size third bedroom with a double glazed window and a central heating radiator.

## BATHROOM



Splendid bathroom fitted with a four piece suite in white which comprises of a low flush WC, hand wash basin on a vanity unit, a bath and separate walk in shower area with glass screen. Luxury vinyl flooring, a heated towel rail and Velux window.

## EXTERNAL



To the front there are paved and pebbled areas with surrounding shrubs and hedges. A drive to the side leads to a garage which provides ample storage solutions. To the rear a low maintenance decked area which provides a pleasant outdoor space to sit and enjoy the outdoors.

