



2 Spruce Drive, Northowram, Halifax, HX3 7WG
£485,000

Set over three floors and located on the highly desirable Arboretum Development in Northowram is this splendid **FIVE BEDROOM DETACHED** family home. The property ticks all the boxes with two reception rooms and a conservatory, five bedrooms, one en-suite and ample off road parking and a double garage.

COUNCIL TAX BAND - F

EPC RATING - TBC

Spruce Drive is a pleasant street 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.

GROUND FLOOR

ENTRANCE HALL

Spacious hallway with laminate flooring, central heating radiator and under stairs storage.

LOUNGE

A good size main reception room with a feature electric fire with decorative surround. Two central heating radiators, a double glazed window and a French Doors opening to the conservatory.

CONSERVATORY

Double glazed conservatory with doors to the rear garden. Laminate flooring and air conditioning unit.

DINING ROOM

Bay fronted with a double glazed window and central heating radiator. The room can be used for a variety of purposes such as a dining room, second reception room or office.

DINING KITCHEN

With a pleasant bay to the front, the kitchen comprises of wall and base units to two sides with a contrasting work surface over extending to provide breakfast bar seating and incorporating a stainless steel sink and mixer tap. There are a number of appliances to include a double electric oven with gas hob and extractor hood over, an integrated fridge freezer and integrated dishwasher. Double glazed window to the bay at the front, double glazed window to the side elevation. Central heating radiator and tiled flooring.

UTILITY ROOM

Utility room housing the combi boiler, and having plumbing and space for a washing machine and dryer. Tiled flooring and door to the rear garden.

WC

Comprising of a low flush WC and hand wash basin. Double glazed window, tiled flooring and a central heating radiator.

FIRST FLOOR

LANDING

Spacious landing with a large double glazed window, central heating radiator and storage cupboard.

BEDROOM

Good size double bedroom to the rear elevation with a double glazed window and a central heating radiator and open to the dressing area.

DRESSING AREA

With ample room for a number of wardrobes. Double glazed window and central heating radiator.

EN-SUITE

Modern fitted en-suite comprising of a low flush WC, hand wash basin and shower housed within a glass screened cubicle. Central heating radiator and double glazed window.

BEDROOM

To the front elevation with a central heating radiator and double glazed window.

BEDROOM

To the front elevation with a central heating radiator and double glazed window.

BATHROOM

Modern bathroom fitted with a three piece suite in white comprising of a low flush WC, hand wash basin on a vanity unit and a P-shaped bath with shower and screen over. Underfloor heating, double glazed window and tiled flooring.

SECOND FLOOR

LANDING

Landing area with two large storage cupboards.

BEDROOM

Front to back, dual aspect bedroom with double glazed window and Velux skylight. Central heating radiator and fitted wardrobes.

BEDROOM

Front to back, dual aspect bedroom with double glazed window and Velux skylight. Central heating radiator.

EXTERNAL

The property sits on a generously sized plot with large drive way to the front providing ample off road parking and leading to a double garage which allows for further parking and extensive storage options. There are mature gardens to the front and pleasant open outlook. To the rear, an enclosed garden with lawns, deck and patio areas providing numerous vantage points to enjoy the external space.

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	