



Sutton, Halifax Road, Northowram, Halifax, West Yorkshire, HX3 7LF
Asking Price £345,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this well-presented STONE BUILT THREE BEDROOM SEMI-DETACHED FAMILY HOME located within a small group of character houses which are rare to the market and within walking distance to both Northowram and Shelf villages - HX3. With a gated driveway, primary bedroom with balcony, a home office/snug, and contemporary open-plan dining kitchen, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance vestibule, lounge, dining kitchen, home office/snug, store, three double bedrooms including primary with roof terrace, bathroom and loft. Externally the property has a gated driveway and garden to the front and a low-maintenance garden to the rear offering an ideal sun-trap. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance

Entrance to the front of the property with flagged path/patio leading from the driveway.
The entrance vestibule has space for coat and shoe storage, with double glass-panelled doors into the lounge.

Lounge



Spacious lounge to the front of the property with a double fronted view to the garden.
With a central fireplace, storage closet and open staircase to the first floor.
Offering ample room for a large two/three-piece suite as seen.

Dining Kitchen



The hub of this family home, open-plan dining kitchen to the rear of the property with a view and access to the garden via double doors.
The kitchen is fitted with a wide range of matching shaker style units with complementary granite worktops and upstands.
Integrated appliances include - five burner gas hob, overhead extractor, fridge/freezer, dishwasher, oven, grill, microwave and washing machine.
Being open-plan, there is ample space for a good-sized table with chairs alongside the double doors to the garden.

Home Office / Snug



Home office / snug to the side of the property with access from the dining kitchen and to the front via double doors.
Offering ample room for extra living space, or for a home office for those working remotely.

Storage

Storage closet off the lounge offering ideal storage space for the ground floor.

FIRST FLOOR



Primary Bedroom



Generous primary bedroom to the rear of the property with a view to the garden.
With a balcony via double doors, full-length fitted wardrobes and ample space for a large bed with side tables.

Bedroom



Second bedroom, a further double with a view to the front of the property.
With a full-length fitted walk-in wardrobe, a dressing area, and space for a double bed with side tables.

Bedroom



Third bedroom, a further double bedroom with a view to the front of the property.
With fitted wardrobes and space for a double bed and side tables.

Bathroom



House bathroom with tiled walls and flooring, and a frosted glass window to the rear of the property.

Fitted with a large mirror, sink unit and three-piece bathroom suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Front



Gated driveway to the front of the property offering off-street parking for multiple cars.

The driveway sits alongside the lawned front garden which has boundary hedging offering great privacy.

Rear



Low-maintenance garden to the rear of the property with access via the double doors from the kitchen.

Offering an ideal sun-trap, with the garden being flagged and astroturfed, fitted raised planters and a decking area ideal for outdoor seating.

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	