Hamilton Bower
ESTATE AGENT







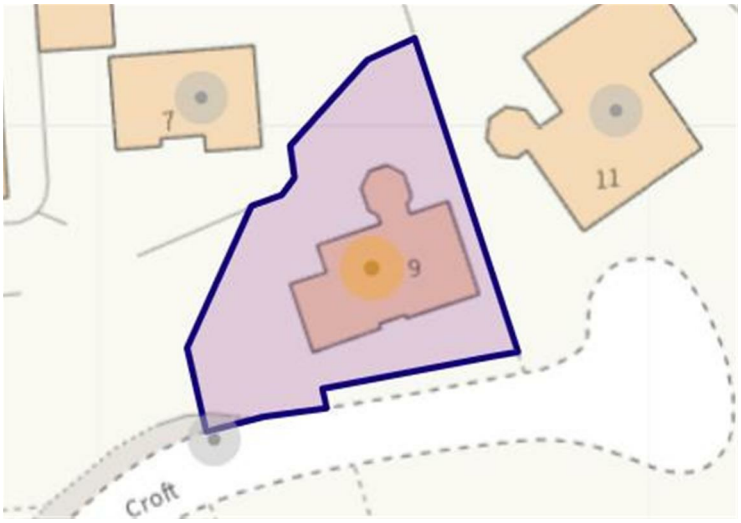


9 Yarborough Croft, Northowram, Halifax, HX3 7JH
Offers In The Region Of £575,000

A fabulous FOUR BEDROOM DETACHED family home ideally positioned with an open aspect to the rear on this most desirable of postcodes in the ever popular village of Northowram. The property has been lovingly improved and maintained by the current owners to provide splendid living throughout and benefits from wonderful gardens, a double garage and large drive for off road parking.

EPC RATING - D

COUNCIL TAX BAND - F



Internal inspection is essential to appreciate all that is on offer at this fabulous family home. Located on the ultra desirable Yarborough Croft in Northowram, the residence is immaculately presented and has the benefit of two reception rooms, a dining kitchen, conservatory, study and wc to the ground floor; four bedrooms, one en-suite and a house bathroom to the first floor and a double garage with boot room to the rear, ample off road parking and pleasant gardens externally.

The property is located on a prestigious and much sought after development handy for the highly regarded Northowram Primary school and the doctors surgery. Northowram is a lovely village with numerous shops, traditional pubs and social amenities. For the commuter the village is about two and a half miles from Halifax town centre where Halifax railway station provides excellent links to the major business centres of Leeds and Manchester.

GROUND FLOOR

ENTRANCE VESTIBULE
An enclosed entrance area with a central heating radiator.

HALLWAY
Spacious inner hallway with feature staircase to the first floor, understairs storage and a central heating radiator.

LOUNGE





Generously sized, bay fronted main reception room to the front elevation with an inset gas fire, double glazed window and two central heating radiators. Glazed double doors open to the dining room.

DINING ROOM



To the rear of the property with a lovely view on to the garden and beyond. Double glazed window and a central heating radiator.

DINING KITCHEN





A splendid dining kitchen fitted with a range of high gloss wall and base units with a contrasting granite work surface over which extends to form breakfast bar seating. Integrated appliances include a fridge freezer, dishwasher, wine cooler, a double electric oven and gas hob with extractor over. Tiled flooring, a central heating radiator, double glazed window and glazed door to the conservatory.

UTILITY ROOM
Conveniently located off the kitchen with a door to the double garage, a utility room with fitted wall and base units, again with granite surface over. Integrated washing machine, tiled flooring and a central heating radiator.

CONSERVATORY



A lovely conservatory with tiled flooring, a central heating radiator and door to the rear garden.

STUDY



A ground floor office space with fitted desk and storage with a granite work surface. Central heating radiator and a double glazed window.

WC



Fitted with a low flush wc and hand wash basin in white.

FIRST FLOOR

LANDING



A pleasant landing area with stunning oak and glass staircase balustrade. Double glazed window and a central heating radiator.

BEDROOM





Double bedroom with a range of fitted wardrobes, two double glazed windows offering lovely views to the rear and a central heating radiator.

EN-SUITE



Located off the bedroom an en-suite with a low flush wc, hand wash basin and shower housed within a curved glass screened cubicle. Tiled flooring and a double glazed window.

BEDROOM



A second double bedroom to the rear elevation with open views. Fitted wardrobes and dressing table, double glazed window and a central heating radiator.

BEDROOM



To the front elevation with a double glazed window, central heating radiator and fitted, mirrored wardrobes.

BEDROOM



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

BATHROOM



Luxurious house bathroom comprising of a low flush wc, hand wash basin, bath and a shower housed within a curved glass screened cubicle. Tiled flooring, storage cupboard, heated towel rail and a double glazed window.

EXTERIOR

DOUBLE GARAGE

A large double garage providing ample storage and parking options, with access from the utility room internally and two electrically operated garage doors to the front. Double glazed window to the rear.

BOOT ROOM



An addition to the rear of the garage, a useful boot room/utility type room with a door to the rear garden, two double glazed windows, a central heating radiator and vinyl flooring.

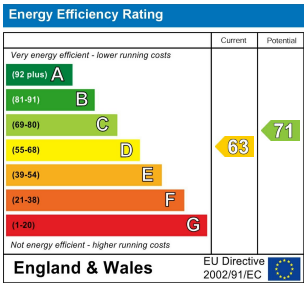
GARDENS

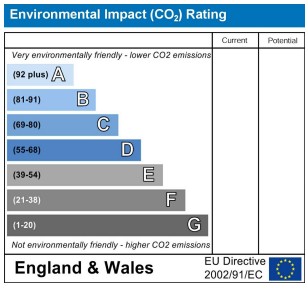




The property sits proudly in a large plot surrounded by lovely gardens which consist of lawn, patio and decking with an array of mature plants shrubs and trees to the perimeter. A large drive way provides substantial off road parking and leads to the garage.

On entering Northowram from Halifax on the A6036 on passing the church take the third left turn onto Newlands Grove. Continue ahead for about 200 yards and at the junction turn right Northowram Green. Proceed ahead for 100 yards, taking the second right turn on to Yarborough Croft


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
63
71
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