Hamilton Bower
ESTATE AGENT










## St Aubins, 4 Newlands View, Northowram, Halifax, West Yorkshire, HX3 7HT
## Asking Price £330,000

Offered to the market with is this EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY located in Northowram - HX3 with local amenities and popular schools nearby.

With an extended open-plan dining kitchen, gardens front and back, three good-sized bedrooms, and within walking distance to the popular local primary school, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, dining kitchen, two double bedrooms and a single, house bathroom and loft.

Externally the property has off-street parking for multiple cars, a detached single garage, and low-maintenance gardens both front and back.

The property has been maintained to a good standard by the current owners and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Kitchen




The hub of this family home, extended open-plan dining kitchen to the rear of the property with dual-aspect and french doors to the garden.
The kitchen is fitted with a good range of matching white gloss units with complementary worktops and upstands.
Appliances - electric hob with extractor, oven/grill, fridge/freezer, sink with drainer.

### Dining Area





Spacious dining area with open-entrance from the kitchen, with laminate flooring throughout and ample space for a family dining table with chairs.

### Living Room




Good-sized living room to the front of the property with a bay window view to the garden.
With hard-wood flooring throughout, a central gas fireplace, and ample room for a two/three-piece and furniture.

### Entrance Hallway

Entrance hallway from the side of the property offering access to all ground floor rooms and space for coats and shoes.

## FIRST FLOOR

### Primary Bedroom



Spacious primary bedroom offering a view to the front elevation.
With full-length fitted wardrobes, laminate flooring and ample space for a large bed with side tables and dressing furniture.

### Bedroom



Second bedroom, a further double offering a view to the rear garden.
With fitted wardrobes and draws, laminate flooring, and space for a double bed with dressing furniture.

### Bedroom



Third bedroom, a single/three-quarter room offering a view to the garden.
With laminate flooring, space for a bed with wardrobes and ideal use a childs bedroom or home office.

## Bathroom



Bathroom sitting centrally to the first floor with frosted window to the side.
With tile-effect flooring and a fitted three-piece suite - bath with shower, WC, wash basin and tiled splashbacks.

## EXTERNAL



## Rear



Low-maintenance garden to the rear of the property with gated side access from the driveway.
With french doors from the kitchen, a central astroturf lawn, and boundary hedging offering great privacy.

## Side

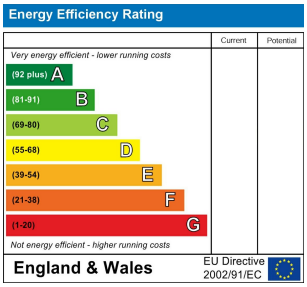


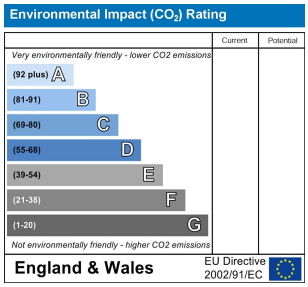
Driveway to the side offering off-street parking for multiple cars, leading to the detached single garage which has a power supply and offers good storage space.

## Front



Well-presented lawned garden to the front of the property with shrubs to the border.


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 CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
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