



7 Upper Hall View, Northowram, Halifax, West Yorkshire, HX3 7ET
£475,000

Offered with NO CHAIN is this most splendid and significantly extended FOUR BEDROOM DETACHED family home located in a prime position in one of the most sought after areas of Northowram. The property boasts spacious room sizes and a double garage with further off road parking.

Upper Hall View is a pleasant residential street on a prestigious development in the heart of 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.

COUNCIL TAX BAND - E

EPC RATING - C

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with door and side window panels, slate tiled entrance with wood floor running through, central heating radiator and under stairs storage. There is a door providing internal access to the double garage.

LOUNGE

Spacious lounge with a Limestone fireplace with inset coal effect living flame gas fire, double glazed bay patio doors leading onto the garden, further double glazed window and a central heating radiator.

DINING ROOM

Good size dining room with spot lighting, double glazed window, central heating radiator and slate tiled floor.

KITCHEN

Fitted with a quality Hacker range of white gloss wall, base and drawer units with under unit LED lighting and complementary granite work surface, integrated Miele appliances include cooker, microwave oven, induction hob and extractor hood over, integrated Siemens dishwasher, space for a large free standing fridge freezer and wine cooler, tiled flooring with under floor heating and double glazed window.

UTILITY ROOM

Utility room fitted with a good range of wall and base units with work surface and sink, plumbing for a washing machine and dryer, tiled floor with under floor heating and double glazed patio doors to the garden.

W.C

Cloaks fitted with a white two piece suite comprising of wash hand basin set in vanity unit and WC, extractor fan and tiled floor.

FIRST FLOOR

LANDING

With loft access and storage cupboard.

BEDROOM

Vast master bedroom with two double glazed windows and two central heating radiators.

EN-SUITE

Superb en suite room with an Insignia steam shower cabin which is accentuated by the internal mood lighting and audio option allowing you to enjoy in comfort or be invigorated with a massage from the jets. The control panel operates the steam functions, music, the lights and much more. Dual wash basin set

in wood vanity unit and W.c, wall mounted water proof mirror tv, chrome heated towel rail, part tiled walls, tiled floor with under floor heating and double glazed window.

BEDROOM

Large double bedroom which was the original master bedroom with a double glazed window and central heating radiator.

EN-SUITE

En suite shower room with separate shower cubicle, wash hand basin and WC set in vanity unit, Limestone tiled walls, tiled floor with under floor heating and uPVC window.

BEDROOM

Double bedroom with a double glazed window and central heating radiator.

BEDROOM

A fourth bedroom, currently utilised as a home office with a double glazed window and central heating radiator.

BATHROOM

House bathroom fitted with a P style bath with shower over and curved shower screen, hand wash basin and W.c, chrome heated towel rail, tiled floor and double glazed window.

INTEGRAL GARAGE

Integral double garage with double insulated door, power, light, heating and hot & cold water taps

EXTERNAL

The property has a driveway for parking to the front and to the rear a good sized fully enclosed garden which has paved patio, lawn, established plants, trees and shrubs and a garden shed.

