



5 Hedge Top Lane, Northowram, Halifax, Yorkshire, HX3 7ER Offers Over £260,000

HAMILTON BOWER are pleased to offer to the market FOR SALE WITH NO CHAIN this THREE BEDROOM SEMI-DETACHED DORMER-BUNGALOW with off-street parking located in Northowram, Halifax - HX3. With no onward sale chain, potential to extend and modernise (STPC), and with far-reaching views to the front, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance porch, hallway, kitchen, rear porch, dining room, living room, ground floor bedroom and bathroom, two first floor bedrooms and potential to add an en-suite/bathroom to the first floor. Externally the property has a generous garden to the rear complete with patio, a double depth single garage, driveway to accommodate at least two cars and finally a tiered garden to the front of the property. The property benefits from gas central heating and double glazing throughout, and is optionally offering all appliances and white goods included with the sale.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

GROUND FLOOR

Kitchen



Good-sized kitchen to the rear of the property with entrance porch to the rear garden.

The kitchen has a good range of matching units with contrasting worktops to both sides and also a pantry cupboard.

Appliances include - gas hob with oven/grill, sink with drainer, washing machine, dishwasher, fridge & freezer.

Dining Room



Open-plan dining room to the front of the property with sliding doors through to the living room.

The dining room has hard-wood flooring and space for a large table and chairs.

Living Room



Spacious living room to the front of the property with double sliding doors from the dining room.

Centred around a gas fire with York natural stone fireplace, alcove shelving and space for a large suite as seen.

The living room has a sliding door to the front patio, ideal for taking in the great view.

Bedroom



Ground floor single bedroom with a view to the rear garden. Offering space for a single bed and wardrobes.

Bathroom



Ground floor bathroom with matching four-piece suite as seen - corner shower, bath, wc, wash basin and towel rail.

FIRST FLOOR

The first floor consists of two double bedrooms, both sharing a great view.

The floor has full-length eaves storage offering potential for a en-suite to be added.

Bedroom



First floor master bedroom offering an abundance of natural light and a far-reaching view.

The master has full-length wardrobes and space for a large bed as seen.

Bedroom



Second first floor bedroom, a double room offering a share of the view.
Currently accommodating two single beds and offering a storage closet.



Tiered front garden with a small patio area leading from the living room sliding doors.
Offering space for shrubs with the driveway running alongside.

EXTERNAL



Garage



Double depth single garage to the side of the property which has had a new roof and motorised door fitted in 2023
The garage has two access points - up-and-over electric garage door to front and a side access point via the garden.

Rear Garden



Well-presented private garden to the rear of the property with patio area leading from the property.
The garden is split into two levels with boundary hedging and offers a low-maintenance approach.

Front Garden

