



2 Newlands View, Northowram, Halifax, HX3 7HT Asking Price £285,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME located in Northowram - HX3 with popular local schools nearby. With potential to modernise and extend (STPC), multiple off-street parking spaces, and a sun-trap garden to the side and rear, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hallway, living room, dining kitchen, sun room, two double bedrooms and a single, bathroom and loft. Externally the property has a large corner garden to the rear and side complete with patio, a single garage and parking to the side, and a lawned garden to the front. 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

Dining Kitchen



Open-plan dining kitchen to the rear of the property with dual-aspect and access through to the sun room. With a central gas fireplace to the dining area, allowing space for a dining table with chairs. The kitchen is fitted with a range of matching units with complementary worktops, a breakfast bar and tiled splashbacks. Appliances - free-standing hob with oven/grill, free-standing fridge/freezer, washing machine, sink with drainer.

Living Room



Spacious living room with a bay window view to the front of the property. With a central gas fireplace and ample room for a large suite.

Sun Room



Sun room to the rear of the property with access through from the kitchen. With a great view and access to the garden, ideal for additional seating.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front of the property. With full-length, part-mirrored wardrobes with sliding doors, and ample room for a large bed with side tables.

Bedroom



Second bedroom, a further double with a view to the rear of the property - fitted with full-length wardrobes.

Bedroom



Third bedroom, a single room with a view to the rear of the property and fitted wardrobes.

Bathroom



Tiled house bathroom with frosted window the side of the property.

Fitted with a towel rail, vanity unit and matching white three-piece suite - bath with overhead shower, wc, wash basin.

EXTERNAL



Rear



The property benefits from a large garden to the front, side and rear offering an ideal sun-trap.

With a lawn to the rear of the property, with boundary hedging, patio area and flowerbeds.

Given the size of the garden, the property offers potential to be extended whilst still leaving generous garden space (STPC).

Garage & Side



To the side of the property is a single garage, fitted with a power supply and up-and-over door.

Alongside the garage an additional parking space and patio area, with gates leading through to the front of the property.

Front



Lawned garden to the front of the property with boundary flowerbeds and plants.

With off road parking to the front and gated access to the side/rear offering a minimum of two further parking spaces.

Energy Efficiency Rating		
	Current	Potential
Vary 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		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary 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		
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