



40 Marldon Road, Northowram, Halifax, West Yorkshire, HX3 7BP
Asking Price £285,000

HAMILTON BOWER are pleased to offer FOR SALE this recently modernised THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located on a quiet cul-de-sac in Northowram - HX3. With a new open-plan dining kitchen/lounge, new flooring and decoration throughout, and with a private driveway and detached garage, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising: entrance hallway, open-plan dining kitchen/lounge, three double bedrooms and a loft. Externally the property a good-sized garden to the rear complete with garden shed and seating area, to the side is a large patio - ideal for taking in the great views, and to the front there is tiered gardens leading to the driveway and detached single garage. The property is in immaculate condition throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hallway



Entrance hallway to the front of the property with access through the new composite front door with glass panelling. The hallway has herringbone flooring throughout, space for coats and shoes storage, and a stair runner and wall-panelling to the first floor staircase.

Kitchen



New kitchen to the rear of the property with accompanying pantry cupboard and side external access point to the patio/garden.

Offering a good range of contemporary wall and base units with butcher block worktops and tiled splashbacks.

Appliances - electric hob with overhead extractor, oven/grill, fridge/freezer, dishwasher and sink with drainer.

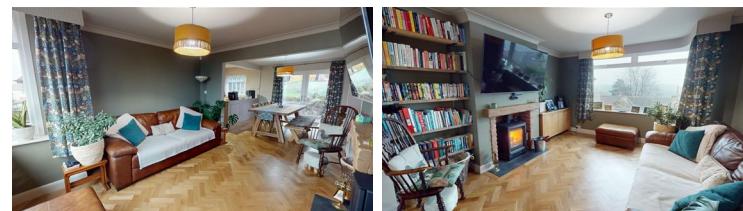
Dining Room



Open-plan dining room leading through from the kitchen, with herringbone flooring throughout.

With alcove storage space, french doors to the garden/patio and ample room for a family dining table.

Lounge



Well-presented lounge to the front of the property offering a great view over the valley. With herringbone flooring continuing from the dining/kitchen, alcove shelving, and a newly installed wood-burning fireplace with exposed brick surround and mantel.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the property offering a great view over the valley.

With full-length fitted wardrobes to two sides and space for a large bed with side tables and dressing furniture.

Bedroom



Second bedroom, a further double bedroom with a view to the garden.

With full-length fitted wardrobes and space on offer for a double bed with side tables, dressing furniture/desk.

Bedroom



Third bedroom, a smaller double bedroom with storage above the bulk head.

Offering a share of the view, with ideal use as a child's bedroom or home office.

Bathroom



House bathroom with airing cupboard, laminate flooring and wall tiling.

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

EXTERNAL



Garden



Good-sized garden to the rear of the property with side access from the kitchen, or rear access from the dining room. With a bamboo bordered seating area leading from the property, garden path leading to the central lawn, and space for a garden shed and log store to the top.

Patio

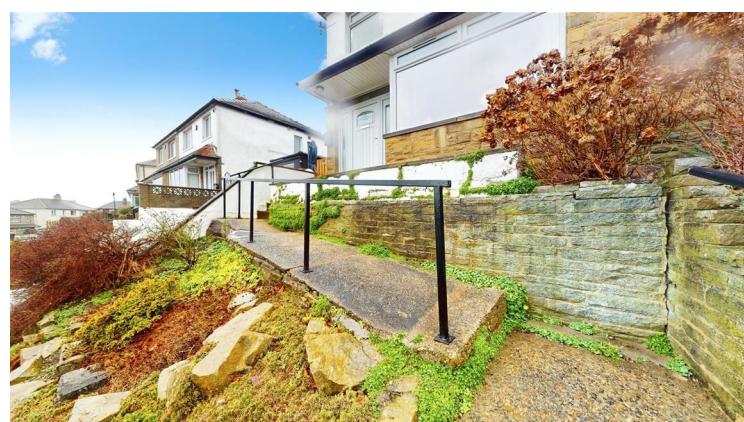


Generous flagged patio to the side of the property with access via the front or the kitchen.

Offering an ideal space for outdoor entertaining whilst taking in the fantastic view (pictured).

Neighbouring properties have extended onto this part of the plot, offering potential to do so for a prospective buyer (STPC).

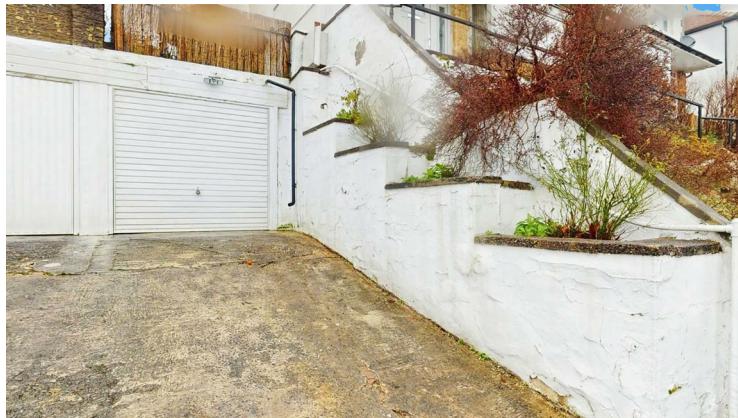
Front



Tiered gardens to the front of the property with path and railings leading to the front door.

Offering space for flowerbeds, shrubs and leading down to the single garage.

Garage



The property offers off-street parking with a single driveway, which leads to the detached single garage.

The garage has an up-and-over door, power supply and offers ideal storage space for this family home.

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 CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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