



40 Northowram Green, Halifax, HX3 7SL
Offers Over £350,000

Rare to the market and available with NO ONWARD CHAIN is this fantastic THREE BEDROOM SEMI DETACHED family home. The property is located on the highly regarded Northowram Green in the ever popular Northowram village and is ideally located to take advantage of the many local amenities, excellent transport links and surrounding semi rural attractions. The residence is large, set on a generously sized plot and has the potential to be extended and improved, subject to necessary consents, to create the ideal home.

EPC RATING - G - TBC

COUNCIL TAX BAND - D

Situated in the highly desirable village of Northowram, this substantial family home presents a rare opportunity to acquire a property of impressive proportions, occupying a generous plot with considerable scope for improvement and development.

The property boasts exceptionally spacious rooms throughout, complemented by high ceilings that create a wonderful sense of space, character and grandeur. The generous proportions provide a fantastic foundation for those looking to create a truly outstanding family home, combining traditional elegance with the opportunity to introduce contemporary finishes and modern living arrangements. An added bonus is a good size cellar area offering further storage options.

Externally, the property is equally impressive, standing within extensive grounds with good-sized gardens offering plenty of space for outdoor entertaining, family activities or further landscaping. Two garages and ample off-road parking add to the property's practicality and appeal.

For buyers seeking a home they can make their own, there is significant potential to modernise, reconfigure or extend the existing accommodation, subject to obtaining any necessary consents, making this an exciting prospect for families and purchasers looking to unlock the property's full potential.

Northowram remains one of the area's most sought-after villages, offering an attractive blend of village charm, local amenities and excellent accessibility to Halifax, Bradford and the surrounding motorway networks.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with feature staircase to the first floor, a double glazed window and central heating radiator.

LOUNGE

The main reception room is of a good size with a double glazed window, central heating radiator and living flame gas fire set to the chimney breast.

KITCHEN

Fitted with a range of wall and base units to two sides with a contrasting work surface over incorporating a sink and mixer tap. There is an integrated microwave, double electric oven and a hob with extractor over. Plumbing for a washing machine, double glazed window and a central heating radiator. The room has ample space for a dining table.

DINING ROOM

Located next to the kitchen and offering the option to 'knock through' to create a large dining kitchen space, a second reception room, to the rear of the property with a double glazed window and a central heating radiator.

REAR ENTRANCE

With a door to the rear garden and access to the integral garage.

WC

Ground floor cloakroom with a fitted wc and hand wash basin. Double glazed window and a central heating radiator.

INTEGRAL GARAGE

With an electric door to the front and door to the rear entrance hall.

CELLAR

Further storage and conversion options are offered in the cellar which is currently utilised as a workshop area.

FIRST FLOOR

LANDING

The landing has a double glazed window, fitted storage and access to the loft via a pull down ladder.

BEDROOM

Large double bedroom to the front elevation with fitted wardrobes, a double glazed window and a central heating radiator.

BEDROOM

A second generously sized double bedroom, this one to the rear with view over the gardens from a double glazed window. Central heating radiator.

BEDROOM

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

SHOWER ROOM

Modern fitted shower area with glass screen and a hand wash basin. Stylish tiling to the floor and walls, a double glazed window, storage cupboard and a heated towel rail.

WC

Low flush wc, tiled flooring, a central heating radiator and a double glazed window.

EXTERNAL

The property is well positioned on a good size plot with extensive gardens to the front and ample off road parking leading to the integral garage. To the side there is access to the rear garage providing further storage options and having an electric powered door. To the rear a two tiered garden with patio, lawns and an array of mature plants and shrubs.

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 