

Charnock Bates 

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**FOR SALE**  
01422 380100 

3 DOUBLE  
BEDROOMS &  
GARAGE



## 3 Baxter Lane Northowram

A well presented mid town house with accommodation over 3 floors. The property is situated within the heart of the Northowram village.

Briefly comprising, open plan kitchen, sitting and dining area, W.C, 3 double bedrooms, Jack and Jill En suite bathroom, walk in wardrobe and shower room. Parking, single garage and an enclosed rear garden.

### GROUND FLOOR

Entrance Hall  
Lounge  
Conservatory  
Kitchen

### FIRST FLOOR

Landing  
Bedroom Two  
Bedroom Three  
House Bathroom

### SECOND FLOOR

Master Bedroom  
Dressing Room  
En Suite

### DISTANCES

Leeds approx 15 miles.  
Manchester approx 35 miles.

### LOCATION

Northowram is a sought after location which is close to the town centres of both Halifax and Brighouse. There are a variety of shops, restaurants and bars nearby and there are also good local schools within walking distance. The rail network is in easy reach with the main Halifax Station approximately 10 minutes away which provides access to the cities of Leeds, Bradford, Manchester and London. Access to both Manchester International Airport and Leeds Bradford Airport.



## EXTERNALS

The property benefits from an enclosed lawn and paved garden to the rear. Parking and single garage. The garage is the first garage situated to the left hand side of the property with parking space in front.

## GENERAL INFORMATION

The living area benefits from kitchen area, sitting and dining area situated within the conservatory. An enclosed staircase leads to the first floor.

Contemporary black gloss base and eye level units to the kitchen area with granite surfaces and a breakfast bar. The integrated appliances include an oven, induction hob with extractor above, dishwasher, fridge, freezer and wine fridge. Stainless steel sink and half sink with mixer tap. Under unit lighting. Oak floor. A door accesses the W.C. Storage cupboard which is plumbed for a washing machine.

A W.C comprises, wash basin and W.C. Oak floor. Chrome heated towel rail.

The sitting area benefits from a contemporary electric fire. Oak flooring. Open to the conservatory/dining area.

The conservatory is currently utilised as a dining area. Glazed to three elevations. Double doors lead out to the garden. Oak floor.

Two double bedrooms situated on the first floor which share a Jack and Jill en suite bathroom.

The Jack and Jill en suite comprises, corner bath with shower above, wash basin and W.C. Part tile walls. Tiled floor.

The second floor accesses the master bedroom and shower room.

A white suite to the shower room comprises, shower cubicle, 2 wash basins and W.C. Cupboard houses the central heating boiler. Part tiled walls. Tiled floor. The central heating boiler is approximately 1 year old.

The master bedroom overlooks the front. A door accesses the dressing room with fitted wardrobes, drawers and dressing table.

## FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## LOCAL AUTHORITY

Calderdale MBC

## SERVICES

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

## TENURE

Freehold with vacant possession upon completion.

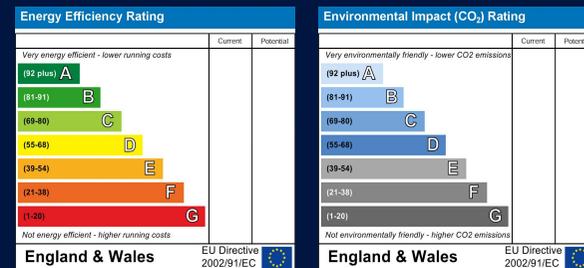
## WAYLEAVES,EASEMENTS AND RIGHTS OF WAY

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

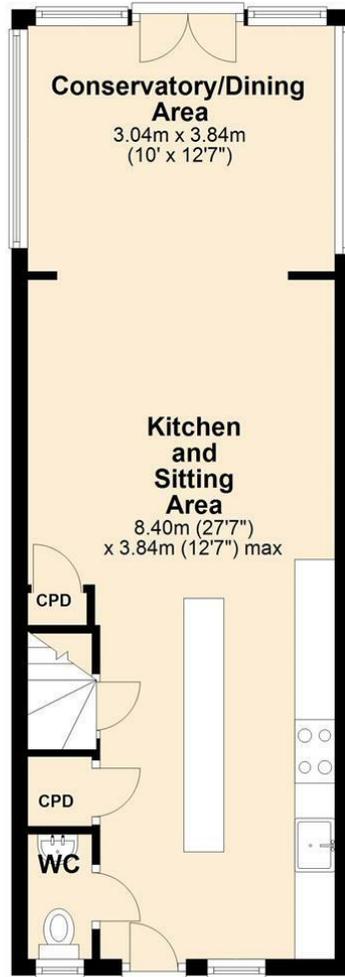
## DIRECTIONS TO

From Halifax Town Centre proceed on the Leeds Road to Stump Cross. On reaching the Stump Cross Inn keep in the left hand lane and proceed through the traffic lights. Continue up into Northowram turning left after the church into Lydgate. Follow the road forward just as it starts to bend turn right signed Baxter Lane. Continue forward until reaching 3 Baxter Lane on the left hand side.

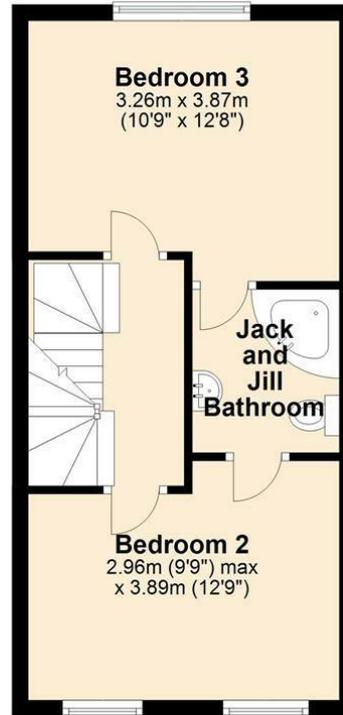
For Satellite Navigation- HX3 7EF



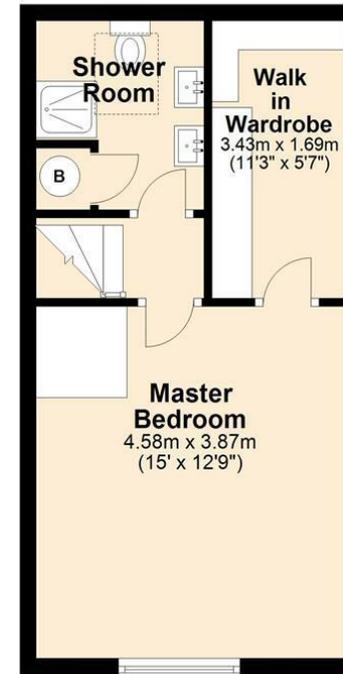
### Ground Floor



### First Floor



### Second Floor



#### HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

† 01422 380100

#### RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

† 01422 823777

#### HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

† 01484 903000

#### LONDON

21 Park Lane, Mayfair, W1K 7AG

