

Charnock Bates

The Country, Period and Fine Home Specialist



4 Hall Close  
Northowram, HX3 7EX





# 4 Hall Close

Northowram  
HX3 7EX

Offers Over: £425,000



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## Summary Description

A unique opportunity to purchase this detached four bedroomed residence situated in a private cul-de-sac within the highly sought-after location of Northowram. Being extended by the current owners to create a substantial sitting room with gardens to the front and rear elevation along with a generous driveway providing ample parking. This ready to move into home would be of particular interest to the growing family or those looking for space to work from home.

Internally the property briefly comprises; entrance hall, lounge, sitting room, dining room, breakfast kitchen, utility and WC to the ground floor. House bathroom and four bedrooms to the first floor with the principal bedroom benefiting from an ensuite shower room.

## Location

Located within the centre of the popular and well-regarded village of Northowram and conveniently placed for a wide range of local amenities in the village including newsagents, convenience store, hairdressers, beauticians and several established restaurants and public houses. Close to the picturesque Shibden Valley, with numerous footpaths and bridleways making it popular with walkers and those with outdoor interests including mountain biking and equestrian pursuits and home to the renowned Shibden Mill Inn a destination pub for foodies. Families are also well catered for with Northowram park and playing fields a short walk from the property, Northowram Cricket club to the west of the village, whilst Shibden Hall and Park that originally formed part of the Lister estate is located approximately 1 mile away.



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## General Information

The main composite door provides access into the generous entrance hall with Pergo engineered wood effect flooring, decorative ceiling coving and understair storage cupboard.

Positioned off the entrance hall is the lounge with Pergo engineered wood effect flooring, decorative ceiling coving, bay window to the front elevation and remote operated gas stove set within a granite surround with oak mantle providing an ideal place to relax.

The heart of this home is the fantastic sitting/garden room which has been extended by the current owners to create a substantial family room with laminate wood effect flooring with underfloor electric heating, inset ceiling spotlights, velux skylights and patio doors leading out to the rear garden ideal for summer evenings entertaining family and friends.

Leading through to the breakfast kitchen boasting an extensive range of fitted cream shaker style base, drawer and eye level units with contrasting wood effect laminate worksurfaces, undermounted ceramic butler sink with mixer tap, tiled flooring with underfloor electric heating, inset ceiling spotlights and window to the rear elevation. Integral appliances include dishwasher, microwave and Rangemaster dual-fuel cooker with five ring gas hob.







A door leads though to the utility room with cream shaker style fitted base and cupboard units with wood effect laminate worksurfaces, inset acrylic sink with mixer tap, newly installed integral fridge/freezer and washing machine, tiled flooring with underfloor electric heating, window to the side elevation along with a composite door leading out into the rear garden.

Having a two piece suite to the downstairs WC comprising; low flush WC, wash hand basin with mixer tap and underneath storage.

Completing the ground floor accommodation is the dining room being an adaptable room which could be used as a home office or play room.



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An open staircase with timber spindles and balustrade leads to the first floor landing with a window to the front elevation, decorative ceiling coving and airing storage cupboard.

Having a three piece suite to the house bathroom comprising; freestanding oval bath with mixer tap, vanity unit with inset low flush WC, wash hand basin with mixer tap and storage, inset ceiling spotlights, window to the rear elevation, tiled splashbacks and flooring with underfloor heating and chrome heated ladder towel rail.

Four double bedrooms are accessed off the landing with bedrooms two and three benefiting from fitted wardrobe space.

The principal bedroom is a delightful room with bespoke fitted wardrobes providing ample storage, decorative ceiling coving, window to the front elevation and ensuite shower room having a three piece suite comprising; low flush WC, wash hand basin with mixer tap and underneath storage, glass sliding door shower with rainfall shower head attachment, tiled flooring and splashbacks, inset ceiling spotlights, window to the side elevation and chrome heated ladder towel rail.









## Externals

Positioned in a private cul-de-sac with a tarmac driveway to the front elevation leading to the garage with electric up and over door and electric power points providing ample parking along with manicured lawn and patio area. Boasting a lawned and patio area to the rear of the property bordered by mature shrubs creating an ideal area for entertaining, barbequing and al-fresco dining.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Local Authority

Calderdale

## Wayleaves, Easements, Rights of Way

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

## Services

We understand that the property has mains electric, gas, water and sewerage.

## Tenure

Freehold



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## Directions

From Halifax Town Centre proceed along the A58 Godley Lane towards Stump Cross, just before reaching the traffic lights and after the Stump Cross Inn turn left onto Kell Lane continuing forward onto Brow Lane until taking a right turn onto Cowe Hill. After a short distance turn left onto Lands Head Lane, then a right onto Hall Lane until turning into Upper Hall View, taking an immediate left turn onto Hall Close. Continue forward until reaching 4 Hall Close on your right hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX3 7EX**

## EPC Rating

EER: Current 73 – Potential 81

## Local Information

### Nearest Stations

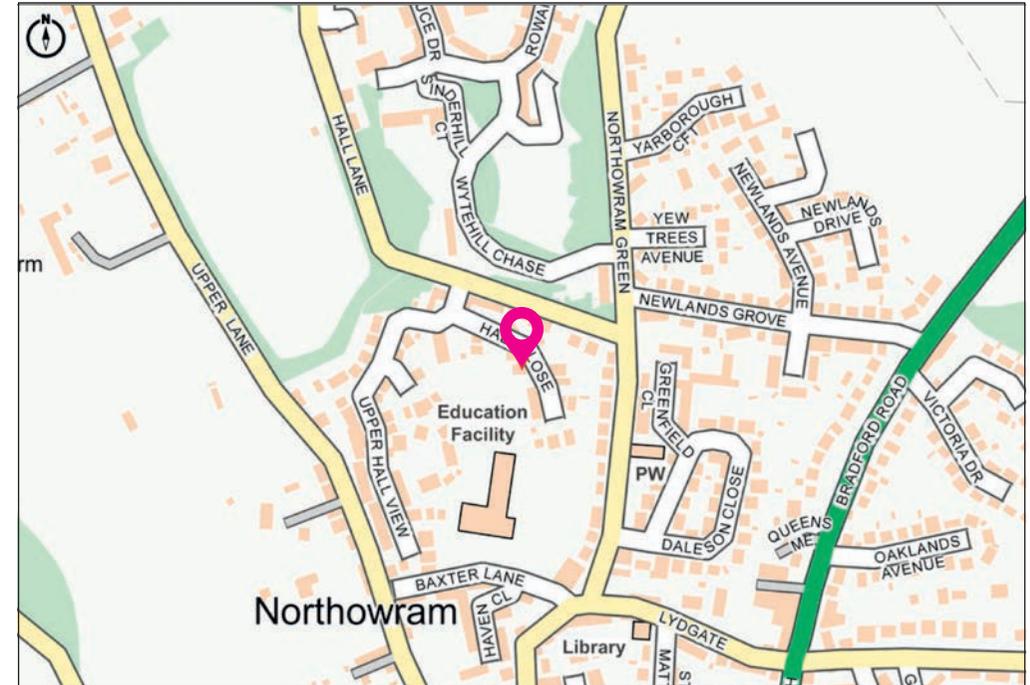
Halifax	3.3 miles
Brighouse	4.9 miles

### Nearest Schools

Northowram Junior and Infant School	0.4 miles
Hipperholme Grammar	1.9 miles
Lightcliffe Academy	3.5 miles
Brighouse High School	3.6 miles

### Motorway Network

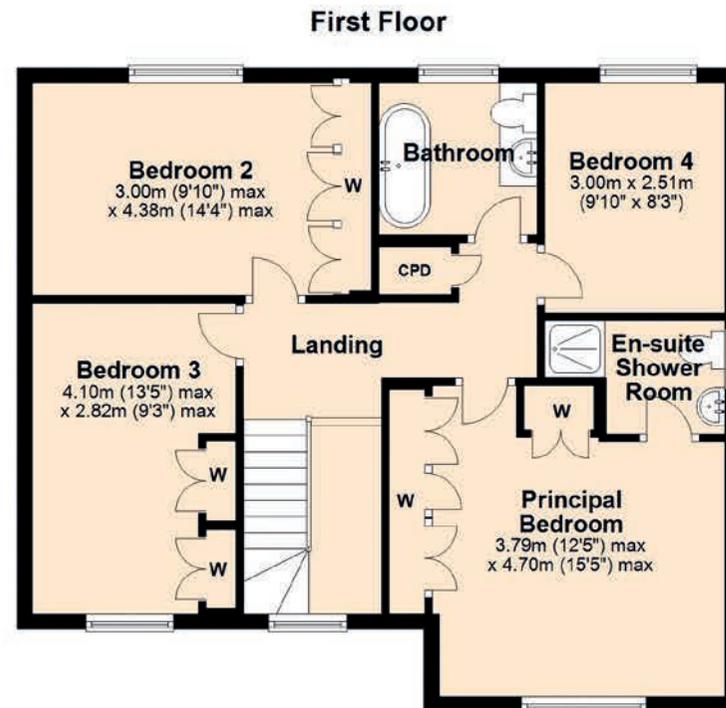
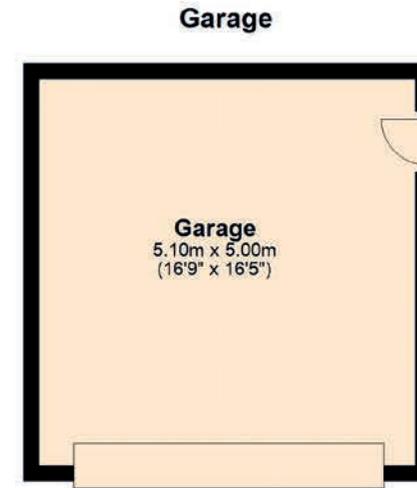
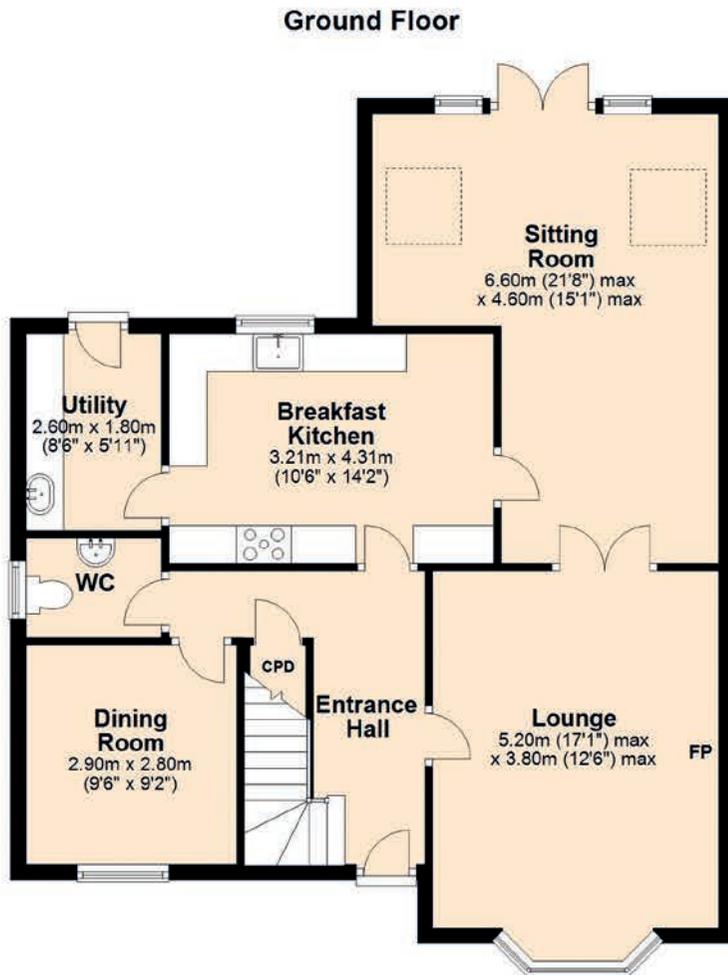
Junction 26, M62	5.8 miles
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# Floor Plans



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Property House  
Lister Lane, Halifax, HX1 5AS  
**01422 380100**  
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250 Halifax Road,  
Ripponden, HX6 4BG  
**01422 823777**  
email: homes@charnockbates.co.uk

Oak House,  
New North Road, Huddersfield, HD1 5LG  
**01484 903000**  
rightmove.co.uk