



2 Aspen Grove

Northowram, Halifax, HX3 7WN

Offers Around £495,000 Freehold





This impressive detached residence, occupying a desirable corner plot in the sought-after village of Northowram, offers a spacious and versatile family home with the added benefit of no upper chain, providing a straightforward purchase opportunity.

Arranged over three floors, the property boasts a generous principal bedroom suite with dressing area and en suite shower room, four further bedrooms, a house bathroom, a Jack and Jill en suite, and a convenient downstairs WC. Further highlights include two reception rooms, a well-proportioned kitchen and a separate utility room.

Externally, the property features an enclosed rear garden, a private driveway, and a double garage, offering excellent parking and storage solutions. Combining substantial living accommodation, practical family spaces, and a desirable village location, this is an exceptional home ideally suited to modern family living.

Location

The property is positioned on the corner of Aspen Grove and Mulberry Way in Northowram. This is a sought after location, popular with families due to the highly regarded Northowram Primary School, and for easy access to Halifax, Hipperholme and Brighouse. There are a variety of local shops, restaurants and bars nearby.

Accommodation

Access is gained via a bright and welcoming entrance hall featuring neutral décor, useful under-stairs storage and an open return staircase with white spindle balustrade. The generous through lounge benefits from recessed ceiling spotlights, an angled bay window to the front elevation and French doors opening onto the rear garden. The focal point of the room is the stylish monochrome fireplace with electric fire. Across the hallway, the second reception room features a further front-facing bay window and offers flexibility as a snug, playroom or home office.

To the rear of the property is a spacious kitchen fitted with an extensive range of base, wall and drawer units with complementary work surfaces incorporating a 1½ bowl sink and mixer tap. Integrated appliances include an electric double oven/grill, four-ring gas hob with extractor hood over, dishwasher and fridge freezer. There is ample space for a dining table and chairs, with twin windows overlooking the rear garden. Tiled splashbacks and flooring continue through to the utility room and cloakroom. The utility room provides additional worktop space, storage, and plumbing for a washing machine. The boiler is positioned on the external wall and a door provides access to the rear garden. The cloakroom is fitted with a white two-piece suite comprising WC and wash hand basin.

To the first floor, the principal bedroom suite offers a generous double bedroom, dressing area with a range of fitted wardrobes and a private en suite shower room fitted with a white suite comprising wash hand basin, WC and shower cubicle. The room is complemented by part-tiled walls, shaver socket, and radiator. Two further well-proportioned bedrooms are located on this floor, positioned to the front and rear respectively. The family bathroom is part tiled and fitted with a four-piece white suite comprising bath with shower attachment, wash hand basin, WC and separate shower cubicle, together with extractor fan.

The second floor landing provides useful storage and access to two further double bedrooms. Both bedrooms benefit from dual aspect windows overlooking the side and front elevations and share access to a Jack and Jill shower room fitted with WC, wash hand basin and shower cubicle. The room also features a Velux window, radiator and wood-effect flooring.

Externally, the property benefits from a lawned front garden with mature hedging borders. A tarmac driveway provides off-road parking and leads to a double garage with twin up-and-over doors. A gated pathway to the side of the garage leads to the enclosed rear garden, featuring a lawned area, mature borders and a patio seating area.



Council tax band: F
EPC rating: C
Ground rent: N/A
Service charge: N/A

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