

Peter David

Properties Ltd

Residential Sales and Lettings



Hedge Top Lane, Northowram

£450,000





Tucked away on the peaceful and sought-after Hedge Top Lane in Northowram, this impressive detached bungalow offers the perfect balance of space, comfort, and practicality. With three generously sized bedrooms, it's an ideal home for families, or anyone seeking a quiet retreat without compromising on modern conveniences.

Set on a generous plot, the property boasts well-maintained gardens to all four sides, offering a variety of outdoor spaces to enjoy throughout the seasons. Whether you're relaxing on a sunny afternoon or entertaining guests, the private and established surroundings provide a beautiful backdrop. A driveway to the front offers convenient off-road parking and leads to a spacious double garage, adding to the practicality of this wonderful home.

Step inside and you'll be welcomed by a spacious entrance hall that sets the tone for the rest of the property. The bright and airy lounge provides a comfortable space for everyday living or entertaining guests, while the separate dining room offers an elegant setting for family meals or more formal occasions.

The well-appointed dining kitchen is both functional and inviting—perfect for cooking up your favourite dishes with ease. The conservatory fills with natural light and offers a tranquil spot to unwind while enjoying peaceful views of the garden.

A modern house bathroom features a modern four-piece suite. A separate WC adds convenience—ideal for busy households or when hosting visitors.

This exceptional bungalow isn't just a place to live—it's a lifestyle. Situated in a serene, semi-rural location yet within easy reach of Halifax's amenities, it's a must-see for those looking to enjoy comfort, space, and tranquillity in a beautifully presented home inside and out.

- LARGE DETACHED BUNGALOW
- SOUGHT-AFTER LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE AND DINING ROOM
- SEPARATE DINING KITCHEN
- DRIVEWAY AND DOUBLE GARAGE
- EPC RATING - C
- COUNCIL TAX BAND - D

Accommodation

Entrance hall

Lounge

12'4 x 14'9 (3.76m x 4.50m)

Dining room

11'7 x 12'7 (3.53m x 3.84m)

Kitchen

15'8 x 17'11 (4.78m x 5.46m)

Conservatory

9'8 x 8'3 (2.95m x 2.51m)

Bedroom one

12'9 x 11'4 (3.89m x 3.45m)

Bedroom two

9'1 x 11'2 (2.77m x 3.40m)

Bedroom three

11'8 x 7'6 (3.56m x 2.29m)

Bathroom

7'8 x 7'6 (2.34m x 2.29m)

WC

Double garage

16'4 x 18'3 (4.98m x 5.56m)

Directions

Please use post code HX3 7ER for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



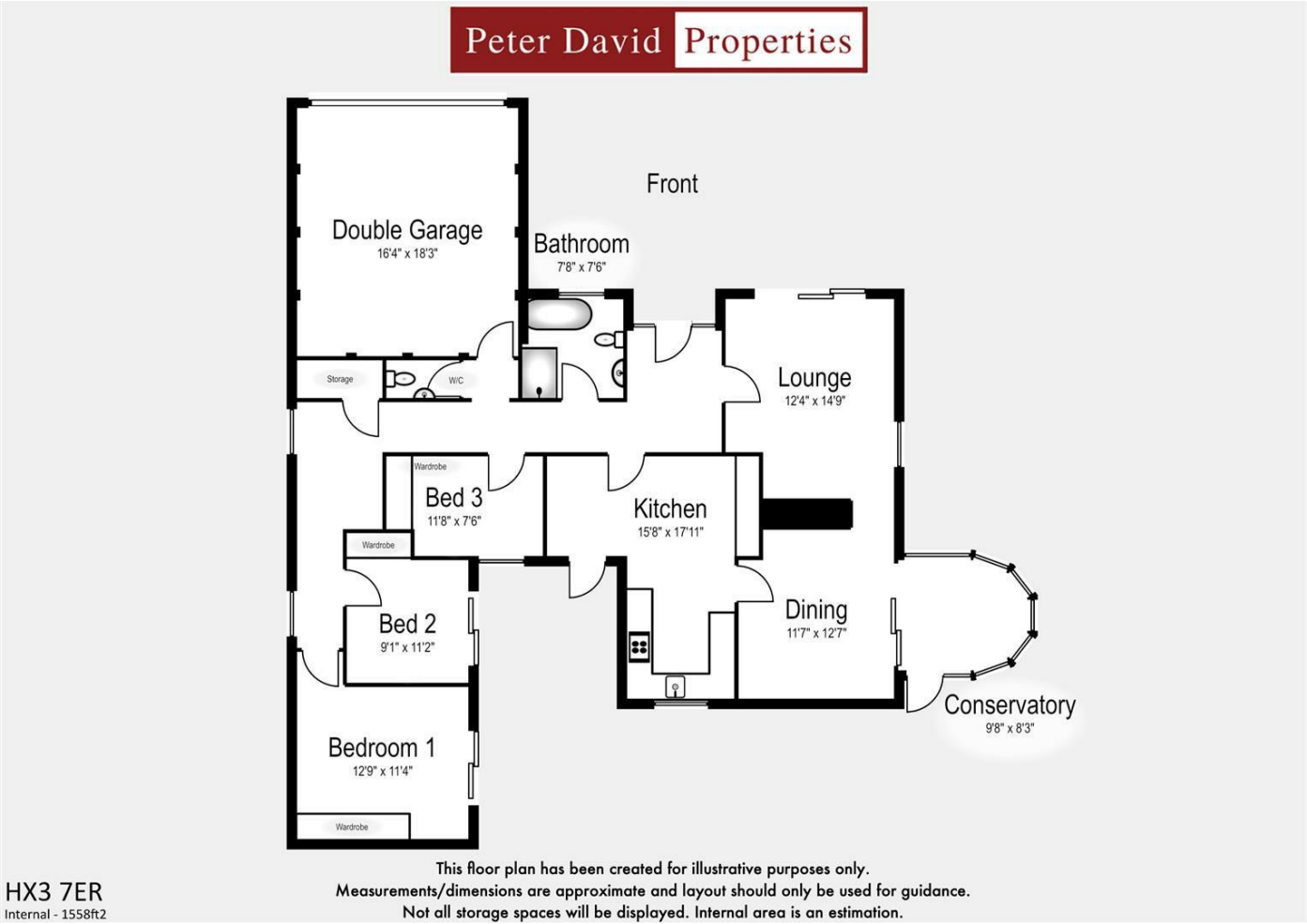
Hybrid Map



Terrain Map



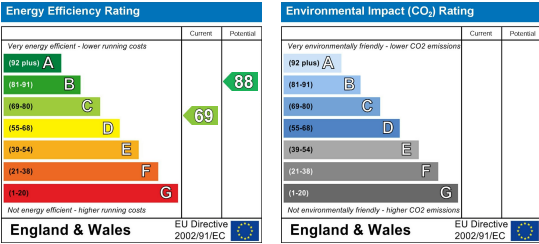
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk