



## 26 Newlands View

Northowram, Halifax, HX3 7HT

£325,000



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Welcome to this charming semi-detached house located in the desirable area of Newlands View, Northowram. This spacious property boasts three well-proportioned bedrooms, as well as an attic conversion, making it an excellent choice for families or those seeking extra space.

Upon entering, you will find a homely living room that invites relaxation, complemented by an open kitchen diner that is perfect for family meals and entertaining guests. The layout is both flexible and practical, ensuring that every corner of the home is utilised to its fullest potential.

The property is well presented throughout, offering a warm and welcoming atmosphere. The addition of a conservatory enhances the living space, providing a bright area to enjoy the garden views. Outside, the rear lawned garden is ideal for children to play or for hosting summer gatherings.

Parking is a breeze with space vehicles, thanks to the driveway and garage. This feature is particularly valuable in a family home, allowing for convenience and ease of access.

Planning permission has been applied for for a single storey wrap around extension which is currently pending.

Situated in a great location, this property is close to local schools and amenities, making it an ideal choice for families looking to settle in a community-oriented area. With its blend of space, comfort, and practicality, this semi-detached house is a wonderful opportunity not to be missed.

## Entrance Hallway

A spacious entrance hallway leading in from the front of the home providing access to the living room and kitchen diner.

## Living Room

A spacious living room overlooking the front of the home

with a large bay window allowing plenty of natural light in. Wood laminate flooring and a tastefully presented colour scheme make this a snug and homely environment.

## Kitchen Diner

An open kitchen diner to the rear aspect with white base and wall units and black counter tops. There is a built in oven and hob and a stainless steel sink. With oak wood flooring and ceiling spotlights as well as access into the conservatory. The kitchen features a built in dishwasher as well as space for a free standing fridge freezer.

## Conservatory

With views overlooking the garden, the conservatory provides access out onto the rear garden and adds a versatile space for the family to enjoy.

## Bedroom One

A double bedroom overlooking the front aspect with ceiling spotlights, laminate flooring and a light and neutral colour scheme in keeping with the home.

## Bedroom Two

A double bedroom to the rear aspect with laminate flooring and built in storage space.

## Bedroom Three

A single bedroom to the front aspect with a light grey colour scheme.

## Bathroom

A tastefully tiled shower room with walk in shower, hand basin and w/c.

## Attic Room

With a fixed staircase leading up to the attic room which has a Velux window and can be used for a variety of purposes including an occasional fourth bedroom.

## Garage

Ideal for additional parking and storage space.

## External

The home is set back from the road in an elevated position behind a front garden with mature trees. A driveway extends down the side of the home leading to the garage and there is an EV charging point installed. There is a large lawn to the rear with a patio, making this a perfect outdoor space for the family to enjoy.

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Directions

For Satnav please use the postcode HX3 7HT

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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



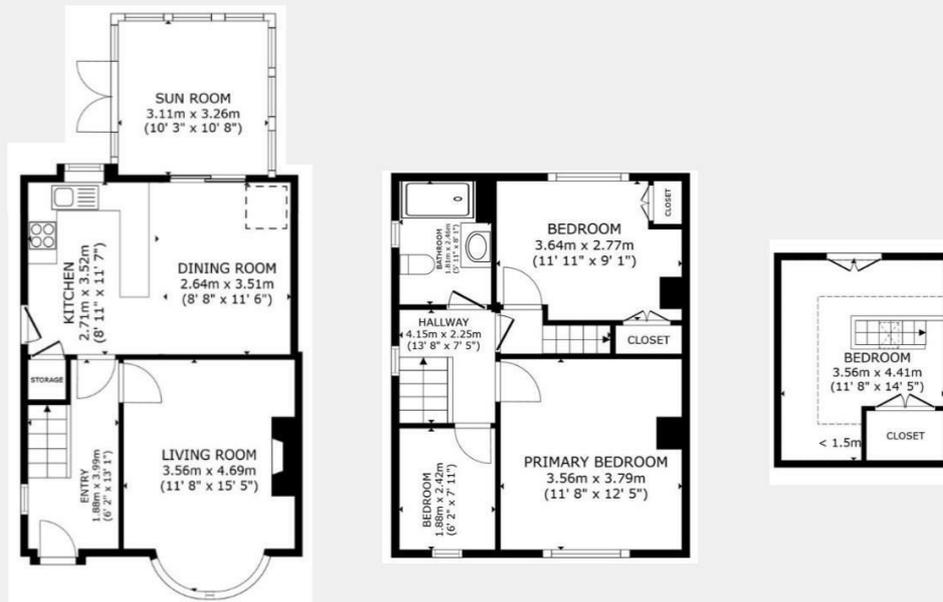
## Hybrid Map



## Terrain Map



## Floor Plan

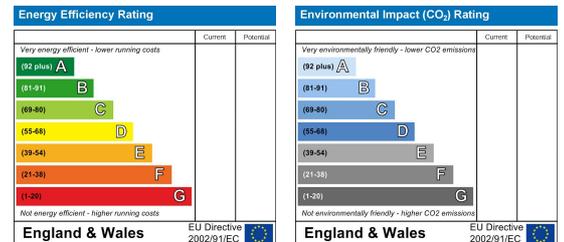


This floor plan has been created for illustrative purposes only.  
 Measurements/dimensions are approximate and layout should only be used for guidance.  
 Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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