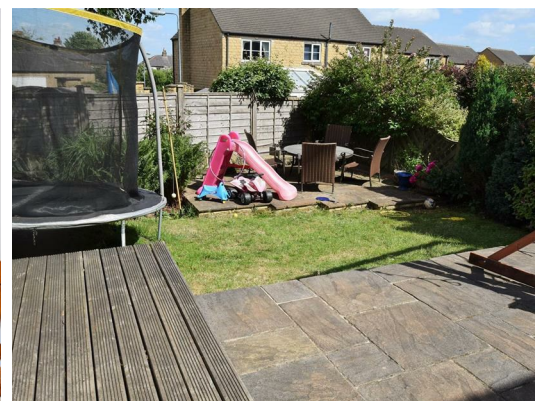




7 Upper Hall View, Northowram, Halifax, West Yorkshire, HX3 7ET £1,400

Beautifully appointed Four Bedroom Detached Residence situated within the most desirable location of Northowram and being on a cul de sac of similarly styled properties. Having been extended to create additional family living space the property offers high quality fixtures and fittings throughout and benefits from under floor heating, LED lighting, alarm, pressure boiler system and ethernet in many rooms. The accommodation comprises of: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room and Cloaks. To the first floor: Master Bedroom with Superb En Suite, The Original Master Bedroom also with En suite, Two further Bedrooms and House Bathroom. There is an integral double garage with electric door, driveway for additional parking and large enclosed rear garden. Having excellent local amenities in and around the Village which include ofsted outstanding schools, shops, restaurants as well as being on main bus routes and with great transport links. This property offers real family living and viewing is an absolute must!



Entrance Hall

Spacious entrance hall with wide external door and side window panels, slate tiled entrance with wood floor running through, wood balustrade and under stairs storage.

Lounge

15'2" - 14'9" (15'02" - 14'09") (4.62 - 4.50 (-))

Spacious and airy lounge with a Limestone fireplace with inset coal effect living flame gas fire, bay patio doors leading onto the garden and uPVC window.

Dining Room

17'5" - 8'7" (17'05" - 8'07") (5.31 - 2.62 (-))

Large dining room with spot lighting and slate floor.

Kitchen

7'11" - 14'1" (- 14'01") (2.41 - 4.29 (-))

Fitted with a quality Hacker range of white high gloss wall, base and drawer units with under unit LED lighting and complementary work surface, integrated Miele appliances include cooker, microwave oven, induction hob and extractor hood over, integrated Siemens dishwasher, space for a large free standing fridge freezer and wine cooler, granite flooring with under floor heating and uPVC window.

Utility Room

13'7" - 7'8" (13'07" - 7'08") (4.14 - 2.34 (-))

Utility room fitted with a good range of wall and base units with work surface and sink, plumbing for a washing machine and dryer, tiled floor with under floor heating and patio doors to the garden.

Cloaks

1.22 - 0.91.0.91 (4 - 3.03)

Cloaks fitted with a white two piece suite comprising of wash hand basin set in vanity unit and WC, extractor fan and tiled floor.

First Floor Landing

With loft access and storage cupboard.

Master Bedroom

17'1" - 16'0" (17'01" - 52'6") (5.21 - 4.88 (- 16))

Being part of the extension and forming the largest bedroom which also offers the option to split into two bedrooms and with spot lighting and two uPVC windows.

En Suite

10'11" - 8'6" (- 8'06") (3.33 - 2.59 (-))

Superb en suite room with an Insignia steam shower cabin which is accentuated by the internal mood lighting and audio option allowing you to enjoy in comfort or be invigorated with a massage from the jets. The control panel operates the steam functions, music, the lights and much more, his and hers wash hand basin set in wood vanity unit and WC, wall mounted water proof mirror tv, chrome heated towel rail, part tiled walls, tiled floor with under floor heating and uPVC window.

Bedroom Two

13'6" - 11'0" (13'06" - 36'1") (4.11 - 3.35 (-))

Large double bedroom which was the original master bedroom with uPVC window.

En Suite

5'11" - 5'9" (- 5'09") (1.80 - 1.75 (-))

En suite shower room with separate shower cubicle, wash hand basin and WC set in vanity unit, Limestone tiled walls, tiled floor with under floor heating and uPVC window.

Bedroom Three

11'7" - 9'1" (11'07" - 9'01") (3.53 - 2.77 (-))

Double bedroom with uPVC window.

Bedroom Four

9'1" - 8'4" (9'01" - 8'04") (2.77 - 2.54 (-))

Bedroom with uPVC window.

House Bathroom

8'10" - 6'1" (- 6'01") (2.69 - 1.85 (-))

House bathroom fitted with a P style bath with shower over and curved shower screen, floating wash hand basin and WC, chrome heated towel rail, tiled floor and uPVC window.

Integral Garage

Integral double garage with double insulated door, power, light, heating and hot & cold water taps

External

The property has a driveway for parking to the front and to the rear a good sized fully enclosed garden which has paved patio, timber patio, lawn and garden shed.

