



23 Yewtrees Avenue, Northowram, Halifax, West Yorkshire, HX3 7JD
£250,000

Recently modernised to a very high standard is this three bedroom semi detached in the highly desirable village of Northowram. Having undergone an extensive refurbishment, the family home would suit a variety of potential buyers and offers high quality fixtures and fittings throughout and is enviably positioned at the end of the cul-de-sac. Internally there is a lounge, dining kitchen, three first floor bedrooms and bathroom with a further room in the attic space. Externally there is a decked area to the rear with mature gardens and garage, with further parking space to the front.

GROUND FLOOR

ENTRANCE

LOUNGE

12'0" x 12'0" (3.66 x 3.66)

Pleasant lounge area with large double glazed window and central heating radiator.

DINING KITCHEN

Splendid dining kitchen space with wall and base units with work surfaces over to two sides and feature central island incorporating a gas hob with extractor fan over. Integrated double electric oven. White tiled flooring, double glazed window and double glazed French Doors leading to the rear garden give the room a light and spacious feel. Central heating radiator and useful storage cupboard.

FIRST FLOOR

LANDING

BEDROOM ONE

Good size double bedroom to the front elevation with double glazed window and central heating radiator.

BEDROOM TWO

A second double bedroom, this one to the rear elevation, with double glazed window and central heating radiator.

BEDROOM THREE

9'6" x 6'2" (2.9 x 1.9)

Third bedroom with double glazed window and central heating radiator.

BATHROOM

Stylish fitted three piece bathroom suite in white comprising of low flush W.c, hand wash basin and bath with mains operated shower over. Contemporary tiling to the walls and floor, heated towel rail and double glazed window.

SECOND FLOOR

ATTIC ROOM

Useful attic room with two Velux windows which can be used for a variety of purposes. Built in storage unit.

EXTERNAL

To the rear there is a large garage established garden and decked area. To the front, off road parking is available.

