



34 Hedge Top Lane, Northowram, Halifax, West Yorkshire, HX3 7ER Offers In The Region Of £265,000

FAR REACHING VIEWS*WELL PRESENTED**DETACHED*THREE BEDROOMS*VILLAGE LOCATION

HAMILTON BOWER are pleased to offer FOR SALE this well presented three bedroom detached family home. Located on a much sought after street in the lovely village of Northowram with far reaching views over greenbelt farming land. Early viewing is advised to fully appreciate all on offer at this family home. Comprising of entrance hallway, open plan lounge dining area, kitchen, sun room, three first floor bedrooms and a house bathroom. Recently added off road parking to the front aspect. Shared driveway leading to a garage and a private garden to the rear.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

OPEN PLAN LOUNGE/DINING AREA

26'10" x 11'1" (8.198 x 3.4)



The hub of this well presented family home. Open light and well presented. Gas point. Feature fire surround. Window to front aspect. Gas central heating radiator.

KITCHEN

10'7" x 6'10" (3.244 x 2.1)



With a range of fitted wall and base units, contrasting work surface incorporating a sink unit and mixer tap. Recently added modern Worcester combination boiler.

SUN ROOM

8'6" x 6'11" (2.6 x 2.12)

Quite area to the rear of the property.

FIRST FLOOR

Landing. Bulk head storage cupboard.

BEDROOM ONE

13'1" x 8'10" (4 x 2.7)



Large master suite with stunning views from the front elevation window. Gas central heating radiator.

BEDROOM TWO

11'5" x 8'10" (3.5 x 2.7)



Good size double bedroom with a window to the rear elevation. Gas central heating radiator.

BEDROOM THREE

8'2" x 6'2" (2.49 x 1.9)



Window to front elevation with stunning views> Gas central heating radiator.

BATHROOM



Ultra modern three piece suite with modern tiling. P shaped bath with a shower over, W.C and wash basin. Gas central heating radiator. Window to rear elevation.

EXTERNAL



Recently added off road parking to the front. Shared driveway leading to a garage. Yard to the rear. Stunning views from the front aspect.

