bronte estates

14 The Rise, Northowram, Halifax, HX3 7HQ

Offers In The Region Of £300,000

- MUCH IMPROVED THREE BEDROOM SEMI DETACHED
- POPULAR CUL-DE-SAC LOCATION
- FITTED FURTNITURE TO ALL BEDROOMS
- DRIVE FOR TWO-THREE CARS
- DETACHED GARDEN ROOM
- KITCHEN EXTENSION TO THE REAR
- IMMACULATELY PRESENTED THROUGHOUT
- VIEWS ACROSS OPEN FIELDS TO THE REAR
- ENCLOSED LANSCAPED REAR GARDEN
- OAK INTERNAL DOORS & HERRINGBONE FLOORING

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** STUNNING THREE BEDROOM SEMI DETACHED ** REAR KITCHEN EXTENSION ** GARDEN ROOM/ANNEX ** BESPOKE CABINETRY THROUGHOUT ** PRESENTED TO A HIGH STANDARD ** Bronte Estates are delighted to list this most impressive semi detached, located in a small cul-de-sac in Northowram that would grace the pages of any property magazine. Greatly improved in recent years by the current owners and briefly comprising of an entrance hall, lounge with media wall, ground floor WC and a large kitchen/dining/living space with bi-fold doors out to the rear garden. To the first floor and two stunning double bedrooms, a single bedroom and an impressive family bathroom. Delightful rural views to the rear along with a detached, insulated garden room offering an ideal home-working base, family room, bar or for entertaining in the summer months. To the front of the property is off-road parking for two-three cars. A superb property, register your interest with us ASAP.

3 1 1 C

Council Tax Band: C

Entrance Hall
15'2 x 5'11
A composite entrance door with side windows leads into the hallway with stairs off to the first floor and doors to the lounge, dining-kitchen and WC. Herringbone flooring, central heating radiator and bespoke under-stairs storage cupboards.

Lounge
13'6 x 11'9
An impressive reception room with a bespoke media wall including wall mounted TV point, fireplace recess and an array of open display shelving. Bay window to the front elevation, herringbone floor and a central heating radiator.

Kitchen/Dining/Living Space
19'3 x 15'3
A superb, extended kitchen with a good range of handmade fitted wall and base units, larder units, utility cupboard with washing machine plumbing and space for a dryer, glass display cabinets with concealed lighting, boiler cupboard and the all important large centre island breakfast bar. Quartz work surface with mirror splash-back and fitted appliances including a fridge-freezer, electric double oven & grill and an induction hob. From the dining area bi-fold doors lead out to the rear patio. Two vertical central heating radiators. A great sociable place to cook and entertain family.

WC
A handy ground floor WC with a corner washbasin and extractor.

First Floor
Landing area with a window to the side elevation and access to a part-boarded loft.

Bedroom One
13'0 x 11'3
A most impressive master bedroom with a boutique hotel feel. Featuring a large wall to wall panelled headboard with integrated bedside cabinets, feature panelling and upholstery. To the bay window are a range of bespoke mirror front cupboards providing further storage, plus a floating wall unit that matches the headboard. Laminate flooring and a central heating radiator.

Bedroom Two
10'8 x 10'6
Affording superb open views to the rear and benefitting from five fitted double wardrobes, fitted drawers and open display shelving. Central heating radiator and laminate flooring.

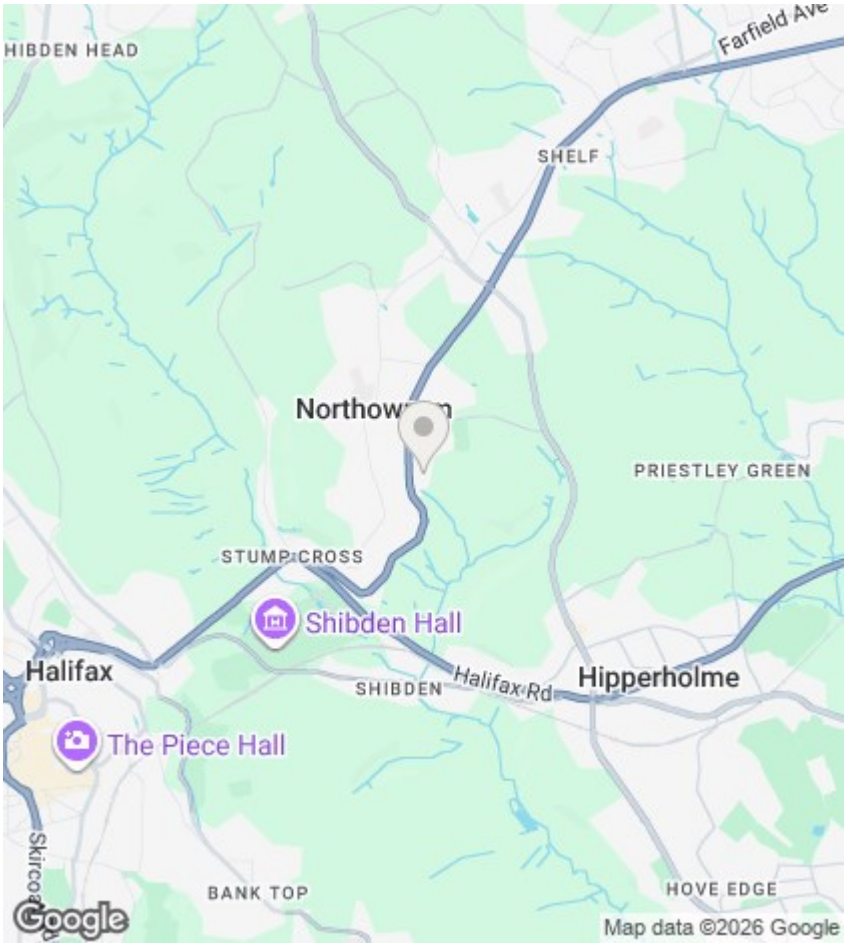
Bedroom Three
6'6 x 6'0
Fitted floor to ceiling wardrobe, central heating radiator and a window to the front elevation. Currently used as a dressing room.

Bathroom
A modern shower room with matt black fitments and accessories comprising of a corner crittall style shower cubicle with a mains powered shower, floating washbasin with mixer tap & storage below and a low flush WC. Black heated towel rail and a window to the rear elevation.

External
To the front of the property is an open-plan tarmac driveway with parking for two-three cars. A secure gate at the side leads to the rear. The rear garden has been landscaped and includes gravel areas, a lawn and a raised flower bed. Views to the rear across open fields.

Detached Garden Room
12'4 x 9'1
An insulated, fully decorated garden room with UPVC French doors, laminate flooring, fitted bar/storage, power and lighting. Ideal for home-working, kids play room, games room etc.

Please Note
Energy Certificate and Floor Plan to follow.



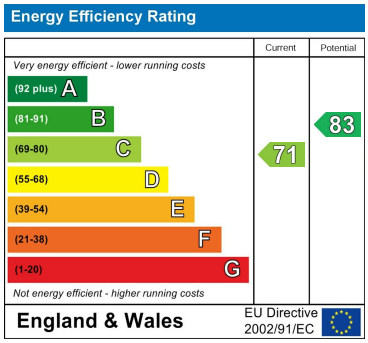
Directions

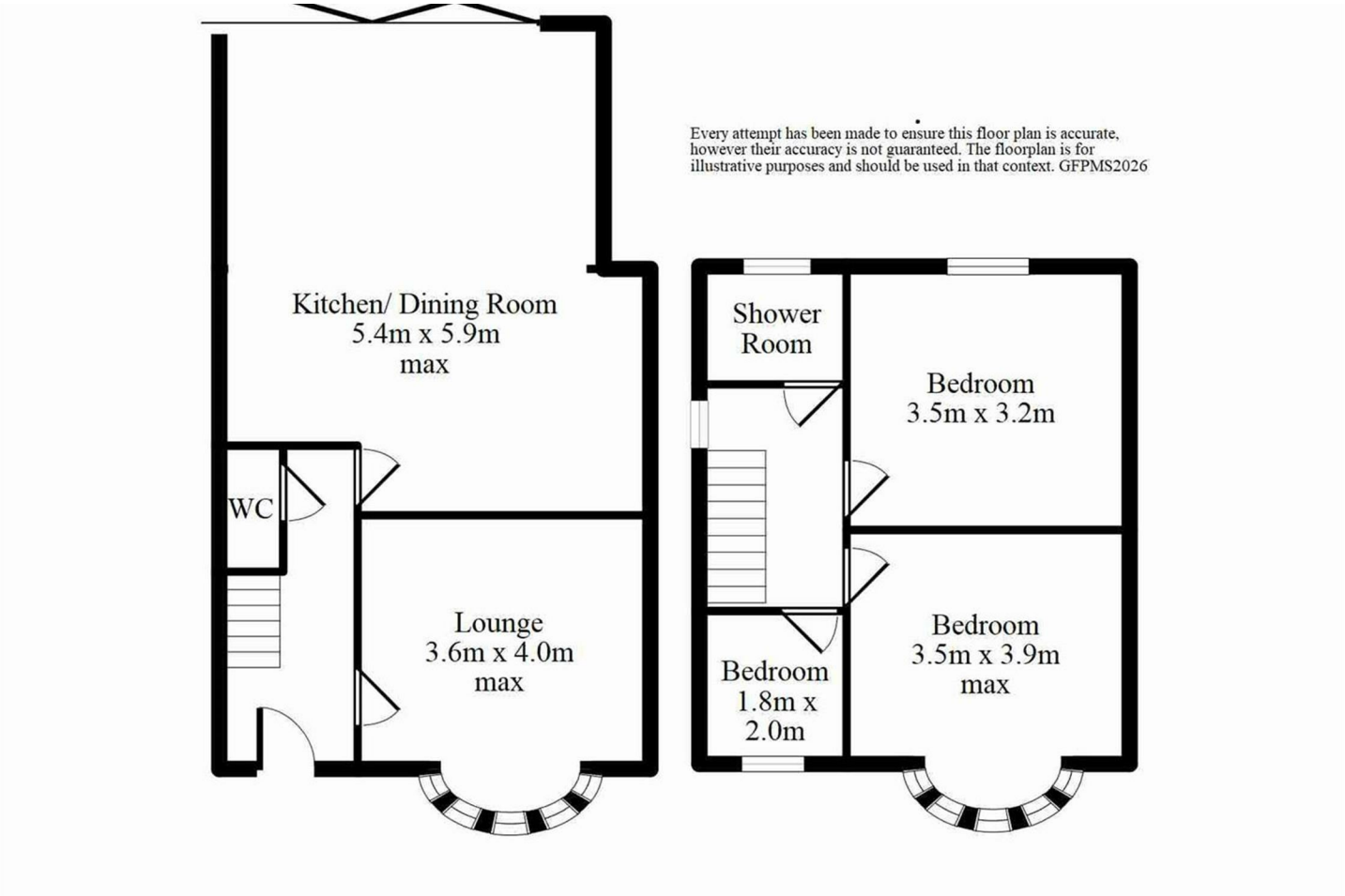
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C





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