



2 Windmill Drive, Northowram, Halifax, HX3 7DF

*** ENVIABLE PLOT ** VAST AMOUNT OF SCOPE ** NORTHOWRAM VILLAGE LOCATION ** WOULD MAKE A FANTASTIC HOME ** LARGE GARDENS ** Only upon viewing will this fantastic opportunity be fully appreciated! In need of some cosmetic updating but with some re-configuration and extension (subject to permissions) more accommodation can be created! Briefly comprising entrance hallway, lounge, dining room, kitchen, THREE BEDROOMS and modern wetroom. Externally the property is set on fabulous grounds with large gardens to three sides, garden sheds, seating areas, drive and GARAGE with electric door. Set in the heart of Northowram Village with great access to all amenities, walks, schools and commute to neighbouring towns. SIMPLY MUST BE VIEWED!

£350,000



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ENTRANCE HALLWAY

'L' shaped with storage cupboard

LOUNGE 22'6" x 10'10" max (6.86m x 3.3m max)

Great side lounge with patio doors leading to the gardens and window to the side elevation allowing plenty of natural light. Feature fireplace.

DINING ROOM 12'4" x 8'2" (3.76m x 2.5m)

Provides access to the kitchen

KITCHEN 10'7" x 5'7" (3.23m x 1.7m)

Sat within an extension of the property with a selection of wall and base units, worktops, sink and drainer, plumbing for washer, oven, hob and extractor

BEDROOM ONE 15'5" x 10'10" (4.7m x 3.3m)

Fitted wardrobes and window to the front elevation

BEDROOM TWO 10'10" x 6'8" (3.3m x 2.03m)

Closet

BEDROOM THREE 8'8" x 9'7" (2.64m x 2.92m)

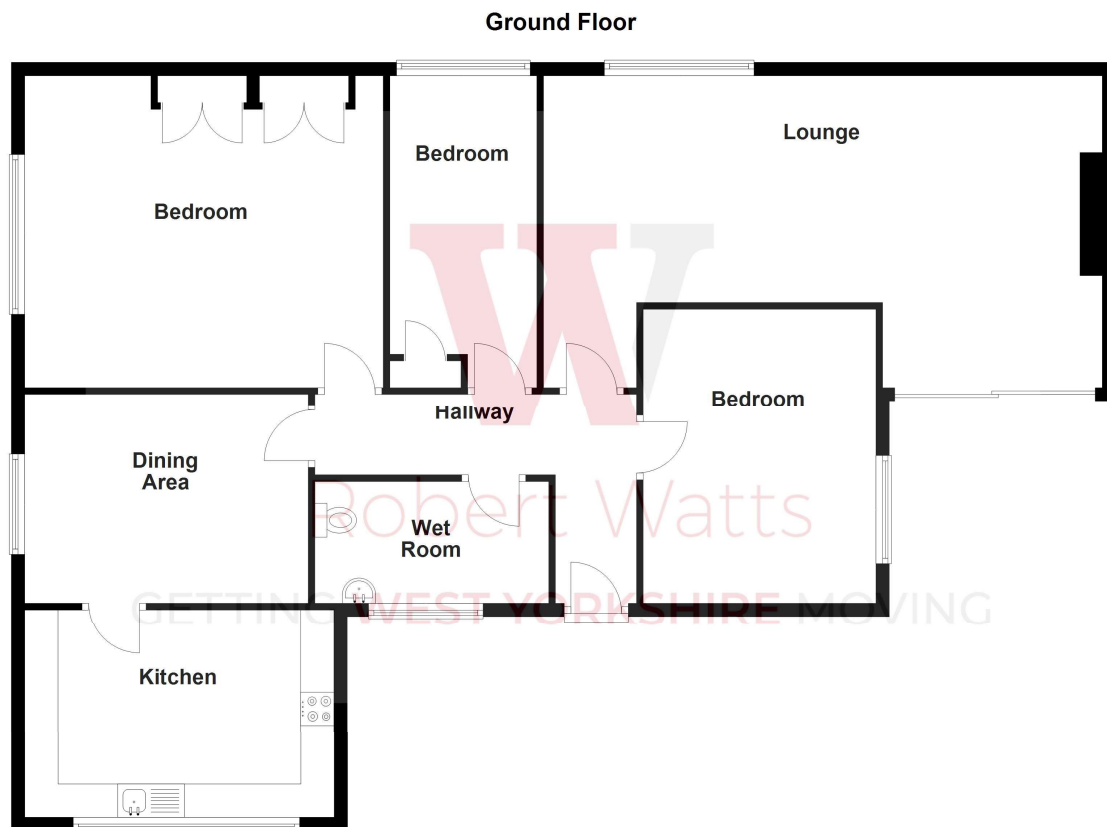
WETROOM

Modern walk in wetroom with sink and w/c

OUTSIDE Sat within large grounds having a vast amount of lawned gardens to the side and rear with patio seating area, mature shrub screening and raised boxed. Low maintenance gardens to the front and drive leading to garage with electric door.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

			84 B
		69 C	