



## 23 Stephen Close, Northowram, Halifax, HX3 7BY

Offers In The Region Of £245,000

- Four bedrooms over three floors
- Modern family bathroom
- Spacious Lounge
- Tiered rear garden with patio and decking
- Open-plan dining kitchen
- On and off-street parking



## 23 Stephen Close, Halifax HX3 7BY

A beautifully presented and spacious family home featuring a stunning open-plan dining kitchen, multiple double bedrooms, and a converted loft space. With far-reaching views, well-maintained tiered gardens, and both on and off-street parking, this property offers versatile living accommodation ideal for modern family life.



## Ground Floor

The property is entered via a composite front door into a welcoming entrance hall, featuring wood flooring and a central heating radiator.

The lounge is a generously proportioned main reception room, enjoying a large double glazed window that fills the space with natural light. A stylish inset living flame gas fire creates a cosy focal point, while a useful under-stairs storage cupboard adds practicality.

To the rear, the impressive open-plan dining kitchen provides a fantastic space for both everyday living and entertaining. It is fitted with a range of modern wall and base units, complemented by contrasting work surfaces that extend to form a breakfast bar seating area. Integrated appliances include a dishwasher, electric oven with induction hob and extractor above, along with a microwave. The space is enhanced by wood flooring, a double glazed window, central heating radiator, additional plinth heater, and double glazed patio doors that open directly onto the rear garden.

## First Floor

The landing provides access to all first floor rooms, along with a useful storage cupboard and staircase leading to the second floor.

The principal bedroom is positioned to the front elevation and benefits from a large double glazed window offering far-reaching, scenic views. This spacious double room also features a central heating radiator and a walk-in closet.

A second double bedroom is located to the rear elevation, complete with a double glazed window and central heating radiator.

The third bedroom, also to the front, is well-appointed and enjoys similarly impressive views. It includes a double glazed window, central heating radiator, and fitted storage solutions.

The family bathroom is fitted with a modern suite comprising a P-shaped bath with shower and screen over, hand wash basin, and low flush WC. Additional features include vinyl flooring, a

double glazed window, and a heated towel rail.

## Second Floor

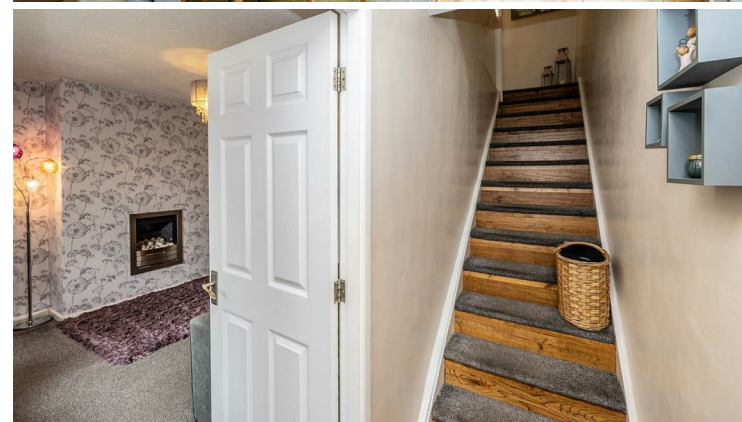
The converted loft bedroom offers a versatile and spacious additional room, featuring two Velux windows, a central heating radiator, built-in storage, and delightful views to the front.

## External

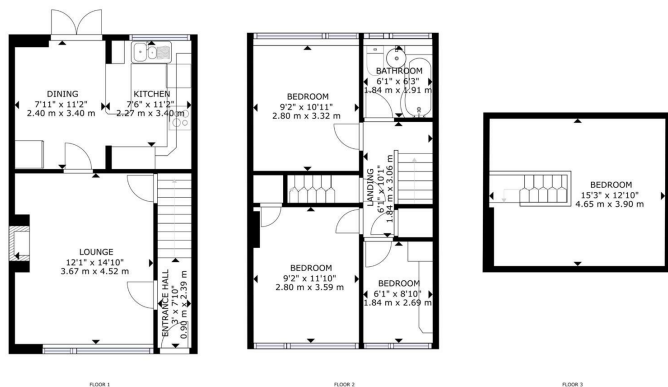
Externally, the property benefits from both on-street and off-street parking. To the front, steps and a pathway lead to the entrance, alongside a well-maintained lawned garden.

To the rear, the tiered garden has been thoughtfully designed to maximise outdoor enjoyment. A patio area sits directly off the kitchen, ideal for al fresco dining, leading up to a lawned section. At the top, an elevated decking area provides the perfect spot to relax and take full advantage of long, sunny days.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

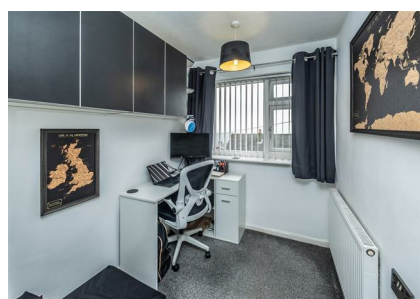
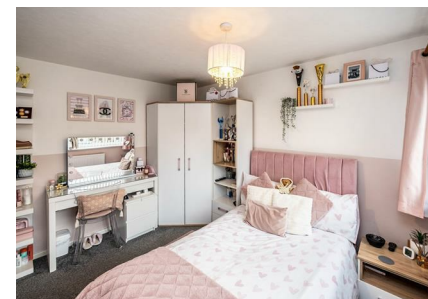
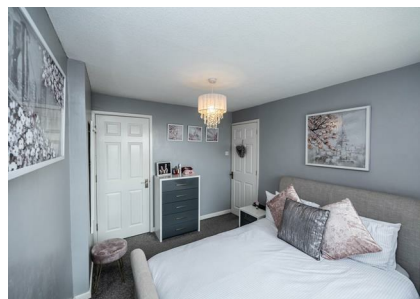
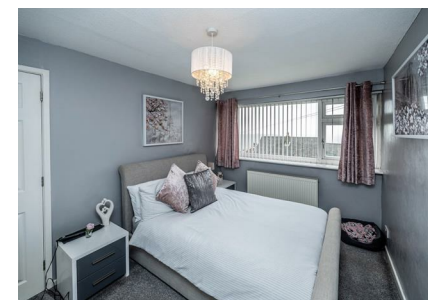
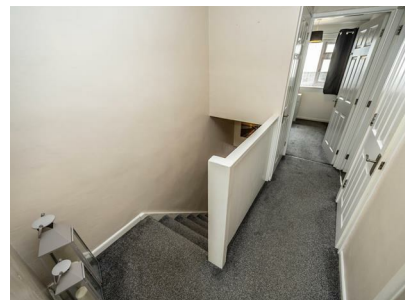






SEVERAL INTERNAL DOORS  
FLOOR 1: 1000 sq ft, 27.93 sq m; FLOOR 2: 1000 sq ft, 27.93 sq m; FLOOR 3: 1000 sq ft, 27.93 sq m  
TOTAL: 3000 sq ft, 83.79 sq m

Matterport



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.