



North Field Gate Farm Upper Lane, Northowram, Halifax, HX3 7SS

Offers Over £475,000

- Three Bedroom Farm House
- Sought-after Location
- Character & Charm
- Walled Garden & Orchard

North Field Gate Farm Upper Lane, Halifax HX3 7SS

A charming and picturesque three-bedroom detached farmhouse, situated in the sought-after village of Northowarm. This unique home offers plenty of character and history. Benefiting from a recent refurb including a new bathroom, decoration and carpets. Offering a rural outlook with a walled front and rear garden with an established orchard.



Council Tax Band:



Entrance.

Leading from Upper Lane, Northowram. Access to a well-established walled garden leading to the front door and porch.

Lounge.

Full of character and charm, with high-valued ceiling with exposed beams and stone. The lounge can accommodate a twin sofa suite, coffee table and media unit. Access to the dining room, conservatory and bathroom.

Conservatory.

Light and airy conservatory with views towards the rear orchard.

Dining Room.

A private dining area can accommodate a large dining table with a range of seating options.

Kitchen.

Fully fitted kitchen with a selection of integral appliances and a comprehensive range of wall and base-level units that provide ample storage options with solid worktops.

Bathroom.

House bathroom comprising of a low-level flush WC, wash hand basin and free-standing bath with overhead shower unit.

Bedroom One.

A spacious carpeted king-size bedroom that can accommodate a king-sized bed and bedside tables. Feature exposed wooden beams. The room can accommodate further free-standing furniture and a chaise lounge.

Bedroom Two.

A spacious carpeted double bedroom that can accommodate a double bed and bedside tables. Feature exposed wooden beams. The room can accommodate

further free-standing furniture.

Bedroom Three.

A carpeted single bedroom with featured exposed wooden beams. This bedroom can accommodate a single bed and free-standing wardrobes.

Garden & Orchard.

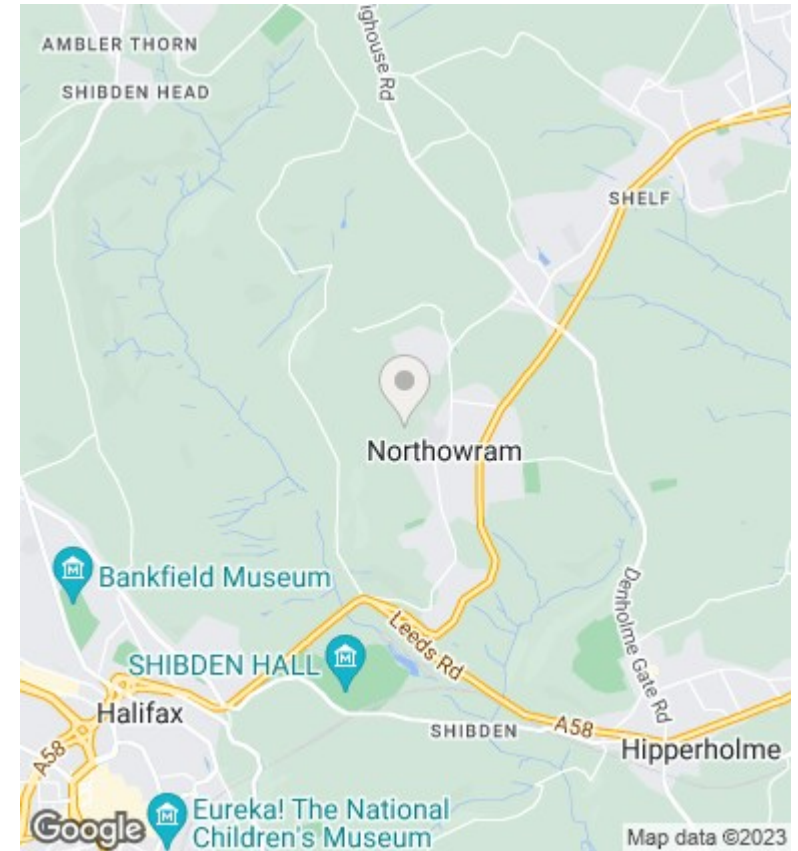
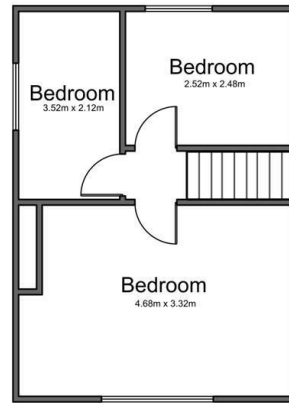
Well-maintained and established front and rear garden. Separate lawn and patio seating area, full of charm with established orchard, shrubs and hedges. Access to Upper Lane via a farm gate.

Planning.

The property has previously had planning permission for a rear extension adding further living and accommodation to the property.

Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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.



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	