



## North Field Gate Farm Upper Lane, Northowram, Halifax, West

£1,500 Per Month

A picturesque THREE BEDROOM detached farmhouse, situated in the highly sought-after semi-rural village of Northowram. Benefiting from a recent refurb including decoration and carpets. Available for immediate occupation!

Garden Maintenance Included in Rental Price.

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.

## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

E

