



4 Northowram Green, Northowram, Halifax, West Yorkshire, HX3 7JE
£275,000

HAMILTON BOWER have pleasure in offering FOR SALE this much improved and lovingly maintained THREE BEDROOM SEMI DETACHED in the ever popular village of Northowram. The property benefits from high quality fixtures and fittings throughout, has a drive way leading to a larger than average garage and is positioned within close proximity of the local Primary School, shops and restaurants.

EPC RATING - E

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALL

Accessed through a high quality composite door leading to lounge, dining kitchen and stairs to first floor. Central heating radiator.

BREAKFAST KITCHEN

Modern fitted wall and base units to three sides incorporating an electric oven with gas hob and extractor over. Stainless steel sink with mixer tap, two double glazed windows and vinyl flooring.

LOUNGE

Generously sized main reception area with large double glazed window to the front elevation. Living flame gas fire with decorative surround and central heating radiator. Open to...

DINING ROOM

Dining area with central heating radiator and uPVC French doors leading to patio area.

FIRST FLOOR

LANDING

Double glazed window.

BEDROOM

Master bedroom to the rear elevation. Central heating radiator and double glazed window.

BEDROOM

To the front elevation a good size double bedroom with central heating radiator and double glazed window. Loft access hatch.

BEDROOM

To the rear elevation a generously sized third bedroom with central heating radiator and double glazed window.

BATHROOM

Stylish two piece bathroom suite in white comprising of modern bath with mains operated shower over and hand wash basin. Feature radiator and double glazed window.

W.C


Low flush W.c and hand wash basin.

ATTIC ROOM

The attic space is currently utilised as a useful dressing/storage area and has laminate flooring and Velux window.

EXTERNAL

Established, mature lawn and garden to the front with large drive way to the side leading to a detached garage. To the rear there is a patio and artificial lawn.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 