



37 Upper Lane, Northowram, Halifax, HX3 7EE
Offers Over £120,000

Offered with no onward chain is this TWO BEDROOM mid terrace. Located in the heart of the highly sought after village of Northowram, the property would make the ideal first time buy or buy to let.

A rare opportunity to acquire this well located property on the highly regarded Upper Lane in Northowram. In need of some modernisation the property benefits from gas central heating, double glazing and rear garden with a pleasant open aspect. There are splendid far reaching views to the front elevation and the locally popular Shibden Valley is within close proximity.

EPC RATING - C

COUNCIL TAX BAND -A

GROUND FLOOR

ENTRANCE

LOUNGE/KITCHEN

Open plan space with two double glazed windows, exposed beams, electric fire and French Doors opening on to the rear garden.

CELLAR

A useful space which has plumbing for appliances.

FIRST FLOOR

LANDING

BEDROOM

To the front elevation with splendid views.

BEDROOM


To the rear elevation.

BATHROOM

Fitted three piece bathroom suite in white with shower over bath.

EXTERNAL

To the rear a garden with lawn and patio.

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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC 