



4 Woodhall Park, Northowram, Halifax, West Yorkshire, HX3 7RU
Offers Over £135,000

A THREE BEDROOM FIRST FLOOR APARTMENT in a most sought after location in the village of Northowram. This spacious property is available with NO ONWARD CHAIN and has the benefit of a garage providing parking and storage options.

Woodhall Park is located on the prestigious Arboretum development in the village of Northowram and within close proximity to the local shops, cafes and Primary School. Further afield, the famous Shibden Valley is easily accessible giving the location a semi-rural feel whilst remaining close to the road and rail links to the neighbouring major towns and cities. The residence benefits from gas central heating and pleasant views over the woodland.

EPC RATING - C

COUNCIL TAX BAND - C

COMMUNAL ENTRANCE

Clean and spacious the communal areas offer a welcoming feel and access to the apartments.

ENTRANCE HALLWAY

With an initial vestibule which has fitted storage, the hall has a further storage cupboard and provides access to all rooms.

LOUNGE

Generously sized lounge with two double glazed windows, a central heating radiator and electric fire with decorative surround.

KITCHEN

Fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with gas hob and extractor fan. There is plumbing for a washing machine and a useful storage cupboard. Vinyl flooring, double glazed window and a central heating radiator.

BEDROOM

Double bedroom with a central heating radiator and a double glazed window.

BEDROOM

A second double bedroom with a central heating radiator and a double glazed window.

BEDROOM


Third bedroom which could be utilised as a home office and has a double glazed window and central heating radiator.

BATHROOM

Fitted three piece bathroom suite with shower and screen over bath. Vinyl flooring, central heating radiator and double glazed window.

EXTERNAL

The building sits in pleasant grounds with gardens to the rear and a fantastic outlook over the extending greenery. There is a garage providing off road parking and storage options.

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 