



**8 Bunney Green, Northowram, Halifax, HX3 7SP**  
**£180,000**

Set over three floors with a stunning outlook over open fields is this well presented two bedroom mid terrace. Combining original features with modern home comforts the property is located in the ever popular Northowram and is available with no onward chain.

EPC RATING - C

COUNCIL TAX BAND - A

## GROUND FLOOR

### LOUNGE/KITCHEN

An open plan kitchen/living room with a pleasant cottage feel with exposed beams and a stunning exposed stone fire place housing a wood burning stove. There are fitted kitchen units with oak work surfaces over incorporating a ceramic sink with mixer tap. Useful storage room, vinyl flooring, a central heating radiator and double glazed window looking on to the open fields.

## FIRST FLOOR

### LANDING

Landing area with a large storage cupboard and a central heating radiator.

### BEDROOM

Again with far reaching views the first floor bedroom has a double glazed window and a central heating radiator with exposed stone and fireplace.

### BATHROOM

Well fitted bathroom suite in white comprising of a bath, low flush W.c, hand wash basin and a separate glass screened shower cubicle. Heated towel rail, tiled flooring and a double glazed window with exposed stone surround.


## SECOND FLOOR

### BEDROOM

Second floor bedroom with exposed beams and stone, central heating radiator and two Velux windows.

### EXTERNAL

Small paved area to the front with stunning and far reaching views over the open fields.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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