



**15 Almond Court, Northowram, Halifax, HX3 7WA**  
**£170,000**

Hamilton Bower are pleased to offer for sale this most impressive, two double bedroom GROUND FLOOR APARTMENT. Early viewing is advised to fully appreciate all this stylish, modern and easily accessible property has to offer.

Situated in a sought after residential location in the village of Northowram. The property consists of secure communal entrance hallway, front door, entrance hallway, open plan lounge/kitchen/dining area, two double bedrooms, master with an en-suite and a house bathroom. The property has an abundance of natural light from a number of windows and French doors which open onto communal lawns. Allocated parking to the rear plus visitor parking.

EPC RATING - C

COUNCIL TAX BAND - C

### **COMMUNAL ENTRANCE**

A well maintained communal entrance area.

### **HALLWAY**

Entrance hallway with an electric wall heater, telephone entry system and storage cupboard.

### **LOUNGE/DINING/KITCHEN**

A fantastic open plan space with living, dining and kitchen areas. The kitchen area is equipped with a range of stylish and modern fitted wall and base units with an oak work surface over incorporating a ceramic sink and mixer tap. Integrated electric oven with hob and extractor fan over. There are fitted electric wall heaters and a double glazed window to the rear elevation and double glazed patio doors which open in a Juliet style.

### **BEDROOM**

Double bedroom with fitted wardrobes, double glazed window and electric wall heater.

### **EN-SUITE**

Stylish and modern suite with a shower unit, W.C and wash basin. Frosted double glazed window and heated towel rail.

### **BEDROOM**

A second double bedroom with a double glazed window and electric wall heater.


### **BATHROOM**

A good size bathroom with a three piece bathroom suite in white. Heated towel rail and double glazed window.

### **EXTERNAL**

The building is set in pleasant grounds and the apartment benefits from an allocated parking space.

We have been informed by the owners that the service charge is £1553.16 per year and ground rent is £100.

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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