



**65 Hough, Northowram, Halifax, HX3 7BU**  
**£1,000 Per Calendar Month**

A spacious and beautifully maintained terraced property with three bedrooms, lounge, conservatory and a modern kitchen diner, conveniently located near public transport, amenities, and green spaces.

Presenting an immaculate terraced property, now available to let. This beautifully maintained property boasts a host of sought-after features, making it a unique find in the current market. The residence is conveniently located in Northowram, with easy access to public transport links, local amenities, and nearby schools. Avid walkers and nature enthusiasts will enjoy the green spaces and walking routes in the area.


Space is a key feature of this property, with three bedrooms, two reception rooms, and a kitchen. The bedrooms are spacious, with two double rooms and one single room, perfect for a growing family or professionals. The bathroom has been newly refurbished, adding a touch of modern luxury to the home.

At the heart of the home is the open-plan kitchen, complete with a dining space where you can enjoy meals together. It's the perfect setting for entertaining or simply spending quality time with loved ones. The property also features a lounge and conservatory, both of which are generously sized. The first boasts large windows, a comforting fireplace, and built-in, under stairs storage, whilst the conservatory offers direct access to a serene garden.

The property's unique features truly set it apart. From the convenience of parking to the breathtaking views and the addition of a conservatory, these elements contribute to the property's charm. Whether you're a first-time renter or looking for a fresh start, this property promises comfort, convenience, and a touch of luxury.

EPC RATING - TBC

COUNCIL TAX BAND - B

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		
England & Wales 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 