



1 Bunney Green, Northowram, Halifax, West Yorkshire, HX3 7SP
£450,000

Dating back to the 17th century is this wonderful detached true bungalow which blends a wealth of character features and modern home comforts to create the most desirable home. Set in pleasant established gardens with off road parking, the residence has a lovely open aspect to the rear.

Located in the ever popular village of Northowram is this two bedroom detached bungalow. The property benefits from a high specification throughout and is complimented by retaining a wealth of original and period features such as exposed beams and exposed stone. Externally there is ample space for off road parking along with an array of mature plants, trees and shrubs. There are various vantage points to enjoy the semi rural setting and open aspect views to the fields to the rear.

EPC RATING - E

COUNCIL TAX BAND - E

LOUNGE

Splendid main reception space with a vaulted ceiling and exposed beams and stone. Wood flooring, period door, two double glazed windows and French doors leading out to the rear of the property.

DINING ROOM

Generously sized dining room again with vaulted ceiling and period features including exposed beams and stone. Laminate flooring and double glazed window.

KITCHEN

Modern and stylish kitchen with a feature double glazed corner window offering a fantastic outlook across the open fields to the rear and exposed beams and Velux window to the vaulted ceiling. There are a range of fitted Shaker style kitchen units with oak work surface over. Integrated appliances include a double electric oven with induction hob and extractor fan. The room is finished with a UPVC stable door and wood flooring.

BEDROOM

Pleasant bedroom again feeling spacious and light with three double glazed windows, one with character window seating and vaulted ceiling with exposed beams.

BEDROOM

A second bedroom once again with a vaulted ceiling and exposed beams. Double glazed window offering views to the rear.

JACK 'N' JILL SHOWER ROOM

Modern and well appointed shower room positioned between the two bedrooms with access from each. Walk in shower cubicle, low flush W.c and hand wash basin set on a vanity unit. Heated towel rail and vinyl flooring.

BATHROOM

The contemporary house bathroom includes a 3-piece white suite comprising free standing bath, hand wash basin and W.c. Fully tiled floor and walls.

EXTERNAL

Timber gates provide access to a pebbled parking area and the enclosed cottage garden. Established and mature plants, trees and shrubs are thoughtfully positioned throughout the external space and there is a water feature to the front. To the rear a secluded seating area looking out on to the open views across the surrounding fields.

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 		