



Hamilton Bower
ESTATE AGENT



4 Juniper Court, Northowram, HX3 7WE
Asking Price £129,950

Offered with no onward chain is this TWO BEDROOM FIRST FLOOR APARTMENT located on the highly desirable Arobretum in the sought after village of Northowram. The residence comprises of entrance hallway, open plan living/kitchen, two bedrooms and bathroom with an allocated parking space.

Juniper Court is a pleasant apartment block 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.

COUNCIL TAX BAND - B

EPC RATING - B

COMMUNAL ENTRANCE

Well maintained entrance area with stairs to the first floor apartment.

ENTRANCE VESTIBULE

Useful entrance area providing an ideal space for coats and shoes. Electric wall heater.

HALLWAY

Providing access to all rooms and having an electric wall heater and a storage cupboard housing the immersion heater.

LOUNGE/KITCHEN

Open plan space with two double glazed windows, French Doors opening to a Juliet Style balcony and two electric wall heaters. The kitchen area has modern wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with hob and extractor over. Appliances include a fridge freezer and a washing machine.

BEDROOM

Good size double bedroom with an electric wall heater and double glazed window.

BEDROOM

Second bedroom with electric wall heater and double glazed window.


BATHROOM

Three piece bathroom suite in white comprising of low flush W.c, hand wash basin and bath with electric shower and screen over. Vinyl flooring and heated towel rail.

EXTERNAL

The property has views over an open aspect to the front and designated parking space to the rear.

We are informed by the owner that the property is LEASEHOLD and has a 125 year lease from 01/01/2004. The service charge is £136 per month and ground rent is £100 per annum.

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		
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		
EU Directive 2002/91/EC 