



79 Upper Lane, Northowram, Halifax, West Yorkshire, HX3 7EE
By Auction £300,000

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION - STARTING
PRICE £300,000 + RESERVATION FEES APPLY

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ideally located off Upper Lane in Northowram is this TWO BEDROOM DETACHED BUNGALOW set on a good size plot with the potential to develop subject to necessary planning consents. Currently comprising of the main residence which is a detached two bedroom bungalow, the plot also accommodates a garage and large workshop and offers a rare opportunity to acquire a property in the heart of the village in such a prime position. The bungalow benefits from gas central heating and double glazing. This property is likely to attract significant interest, so book your appointment today to avoid missing out on this fantastic opportunity.

COUNCIL TAX BAND - E

EPC RATING -

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hallway with a central heating radiator and large walk in storage cupboard.

LOUNGE/DINING

Spacious reception space which can accommodate a sitting and dining areas. There are double glazed windows to both front and rear and two central heating radiators.

KITCHEN

Fitted kitchen with a range of wall and base units with a contrasting work surface over. Plumbing for a washing machine, double glazed window, central heating radiator and door to the rear elevation.

BEDROOM

Double bedroom to the front elevation with built in wardrobes, a double glazed window and central heating radiator.

BEDROOM

Double bedroom to the rear elevation with a double glazed window and central heating radiator.

BATHROOM

Fitted bathroom suite comprising of a bath, W.c, wash basin and separate shower cubicle. Vinyl flooring, double glazed window and central heating radiator.

GARAGE

Useful storage space.

WORKSHOP

Generously sized workshop/storage building.

EXTERNAL

The property is surrounded by mature gardens and has ample space to allow for extension of the existing residence.

