



13 Upper Lane, Northowram, Halifax, West Yorkshire, HX3 7EE
Offers Over £189,950

HAMILTON BOWER are pleased to offer for sale this THREE BEDROOM COTTAGE located in the heart of Northowram, Halifax. With a three double bedrooms, contemporary open-plan dining kitchen, and it's prime village location, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hall, lounge, dining kitchen, primary bedroom and two further doubles, bathroom and loft. Externally the property has a low-maintenance gated garden to the front, and parking is accessible nearby. Benefitting from gas central heating and double glazing throughout, the property is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!

GROUND FLOOR

Dining Kitchen



Contemporary dining kitchen to the rear of the property with a view to the neighbouring fields. Fitted with a wide range of matching shaker-style units with complementary worktops and tiled splashbacks. Appliances include - gas hob with overhead extractor, tower unit double oven/grill, fridge/freezer, dishwasher and sink with drainer. The kitchen is generous with herringbone style flooring and space for a dining table with chairs as seen.

Lounge



Spacious lounge to the front of the property with a view to the front yard. The lounge centres around a multi-fuel fireplace with exposed stone and overhead ceiling beams. Offering space for a large suite and coffee table as seen.

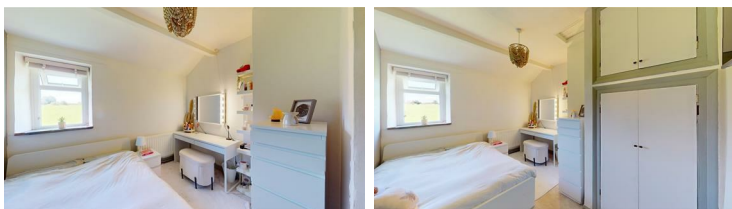
FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with fitted wardrobes and exposed ceiling beams. With room for a large bed, side tables, dressing furniture as seen.

Bedroom



Second bedroom, a further double room with a view to the rear of the property. With fitted wardrobes to one side, space for a large bed and dressing furniture as seen.

Bedroom



Third bedroom, a further double room with a view to the rear of the property. Offering space for a large bed, side table and wardrobes.

Bathroom



Contemporary house bathroom with tiled flooring and walls with under floor heating. With an airing cupboard and modern three-piece suite - bath with overhead shower, wc, wash basin.


EXTERNAL



Garden



Front garden with gated entrance offering a low-maintenance approach.

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		
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