



**84 Towngate, Northowram, Halifax, West Yorkshire, HX3 7EG**  
**Asking Price £160,000**

HAMILTON BOWER are pleased to offer FOR SALE this stunning two double bedroom three storey front cottage in the heart of Northowram. The property offers modern fixtures and fittings whilst retaining many original features.

Comprising of entrance, open plan lounge and kitchen, cellar storage, first floor double bedroom, house bathroom and further double bedroom to the attic. Quality fixtures and fittings seamlessly blended with a number of original features. The property benefits from a full rewire, modern double glazed windows, central heating and boiler, kitchen, bathroom and flooring throughout.

EPC RATING - D

COUNCIL TAX BAND - A

## GROUND FLOOR

### ENTRANCE

New high quality door leading to coir matting in the entrance.

### OPEN PLAN LOUNGE/KITCHEN

16'0" x 13'1" (4.87 x 4 (4.85 x 3.99))

Spacious, light room with a mix of original and modern features. This well presented open plan area consists of a good size living area with mullion windows to the front aspect, original large fire place, newly fitted wall and base units with a contrasting work surface incorporating a Linen type scratch resistant stainless steel sink unit, mixer tap, built in oven, hob over and extractor fan. Plumbing for an automatic washing machine. Worktop and plinth LED lighting.

### CELLAR

Useful storage area.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

14'5" x 9'10" (4.4 x 3 (4.39 x 3.00))

Good size double bedroom with an abundance of natural light from the front elevation mullion windows. Window seating below. Gas central heating radiator. Under stair wardrobe.

### BATHROOM

Ultra modern three piece suite with a P shaped bath with overhead shower, including rain shower fitment and glass screen. W.c and wash basin. Frosted mullion window to the front.

## SECOND FLOOR

### ATTIC BEDROOM

16'9" x 16'5" (16'8" x 16'4") (5.1 x 5 (5.08 x 4.98))

Amazing open and light space with an array of original features. Two large Velux skylights to the ceiling and lower level windows offering an abundance of natural light. Gas central heating radiator.

