



30 Towngate, Northowram, Halifax, HX3 7DX  
£750

A delightful TWO BEDROOM cottage located in the heart of the desirable Northowram. The property is available immediately.

Towngate is well located and runs through the centre of Northowram and has an array of shops, cafes, pubs and transport links. The highly regarded local primary school is nearby and Halifax Town Centre can be easily reached. The property is available with modern double glazed windows, composite door, electrics and central heating.

EPC RATING - D

COUNCIL TAX BAND - A

## GROUND FLOOR

### ENTRANCE HALL

Entrance area with access to the lounge and stairs to the first floor.

### LOUNGE/KITCHEN

Tastefully decorated the main ground floor room is an open plan living/dining/kitchen space. To the back wall a range of fitted wall and base kitchen units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. To the chimney breast a feature mantle and hearth. There are exposed beams to the ceiling, two double glazed windows, a central heating radiator and oak effect cushioned vinyl flooring.

### CELLAR

Useful cellar space ideal for storage.

## FIRST FLOOR

### LANDING

Central heating radiator and loft access.

### BEDROOM

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

### BEDROOM


A second bedroom with fitted wardrobes, central heating radiator and Velux window.

### BATHROOM

Fitted three piece bathroom suite in white comprising of a bath with shower and screen over, low flush wc and hand wash basin. Double glazed window, vinyl flooring and heated towel rail.

## EXTERNAL

A pleasant area to the front of the property providing space to sit outside.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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