



14 Lydgate, Northowram, Halifax, West Yorkshire, HX3 7EJ
Offers Over £255,000

Deceptively spacious and extended THREE BEDROOM cottage located at the end of a terrace in the heart of the village of Northowram. The property blends modern fixtures and fittings with period features to create a splendid home to suit a variety of potential buyers.

EPC RATING - D

COUNCIL TAX BAND - A

Offered with NO ONWARD CHAIN is this fantastic residence located in the ever desirable Northowram and within close proximity to the local amenities, primary school and transport links. Stand out features include a large south facing rear garden, a fabulous dining kitchen, exposed stone fireplace and vaulted ceilings with exposed beams to the first floor. The property benefits from modern home comforts such as double glazing and gas central heating and must be viewed to fully appreciate all that is on offer.

GROUND FLOOR

LOUNGE

A splendid main reception space with a feature exposed stone fire place and exposed beams to the ceiling. Double glazed window, central heating radiator and access to the cellar.

DINING KITCHEN

Generously sized dining kitchen, well equipped with a range of fitted wall and base units with a contrasting work surface over and having ample space for a dining table. To the kitchen, an integrated electric oven with gas hob and extractor fan over, plumbing for a washing machine, a double glazed window and central heating radiator. There are double glazed French Doors that open from the dining area to the rear garden.

CELLAR

Useful storage space.

FIRST FLOOR

LANDING

Spacious landing area with vaulted ceiling and exposed beams.

BEDROOM

Double bedroom to the front elevation with vaulted ceiling and exposed beams, stone fireplace, double glazed window and central heating radiator.

EN-SUITE

Modern en-suite comprising of a shower area with glass screen, low flush W.c and hand wash basin on a vanity unit. Double glazed window, heated towel rail and tiled flooring.

BEDROOM

To the rear elevation with vaulted ceiling, exposed beams, double glazed window and a central heating radiator.

BEDROOM

To the rear elevation with vaulted ceiling, exposed beams, double glazed window and a central heating radiator.

BATHROOM

Fitted three piece bathroom suite in white comprising of a P shaped bath with shower and screen over, low flush W.c and a hand wash basin on a vanity unit. Vinyl flooring, double glazed window and a heated towel rail.

EXTERNAL

Large, south facing rear garden with lawn, mature plants and shrubs and garden shed.

