



6 Stephen Row, Northowram, Halifax, West Yorkshire, HX3 7DB
£200,000

HAMILTON BOWER are delighted to welcome to the market FOR SALE this beautifully presented TWO BEDROOM MID TERRACE property located on a pleasant street in the heart of Northowram, Halifax. The property has been significantly improved in recent years to provide a splendid residence and viewing is highly recommended to appreciate the spacious room sizes and high standard of finish.

Benefitting from gardens to front and rear, character features throughout and close proximity to local amenities and schools, we expect this property to be popular with investors and first-time buyers. Internally comprising; entrance hall, living/dining room, kitchen, cellar, two bedrooms, bathroom and finally a loft. Externally the property has a private paved garden to the rear, and a lawned garden to the front. The property has been significantly improved in recent years to offer fabulous turn key accommodation and features double glazing and gas central heating throughout.

EPC RATING - D

COUNCIL TAX BAND - A

GROUND FLOOR

Entrance Hall

Entrance hall with access to the living/dining room and first floor. Central heating radiator.

Living / Dining Room

13'1" x 16'0" (4.01m x 4.89m)

Spacious living/dining room with central wood-burning stove to a feature fireplace and fabulous exposed beams. Double glazed windows to both front and rear. The room can accommodate a large suite as seen and a dining area if preferable.

Kitchen

9'1" x 8'0" (2.78m x 2.44m)

Kitchen to the rear of the property with access to the rear garden and cellar. The kitchen is fitted with matching white wall and base units with contrasting work surface over incorporating a ceramic sink and extendable hose tap. Integrated electric oven with hob and extractor over. Plumbing for a washing machine, central heating radiator and double glazed window.

Cellar

Cellar ideal for storage and kitchen overflow, fitted with lighting, electric and a central heating radiator.

FIRST FLOOR

Landing

Master Bedroom

16'2" x 12'8" (4.94m x 3.88m)

Spacious primary bedroom with a great view to the front, exposed beams, ornamental fireplace and storage cupboard. The room can accommodate a large bed, dressing furniture and wardrobes as seen. Double glazed window and central heating radiator.

Bedroom

8'8" x 8'0" (2.66m x 2.45m)

Good size second bedroom overlooking the rear, currently used as a dressing/office room with space for a bed and dressing furniture. Double glazed window and central heating radiator.

Bathroom

9'3" x 5'8" (2.84m x 1.74m)

Another generously sized room, the house bathroom comprising of a bath with hand held shower over, low flush w.c and a hand wash basin on a vanity unit. Tiling to the walls and a heated towel rail.

EXTERNAL

Front Garden

Well presented front garden with central lawn and surrounding shrubs, side path leading to front door.

Rear Garden

Good-sized paved, enclosed garden to the rear with fencing and surrounding shrubs. Ideal for outdoor sitting the garden can accommodate a table with chairs and garden furniture.

