Hamilton Bower
ESTATE AGENT

15 Upper Lane, Northowram, Halifax, Yorkshire, HX3 7EE
Offers In The Region Of £170,000

HAMILTON BOWER are pleased to offer for sale this TWO BEDROOM COTTAGE located in the heart of Northowram, Halifax. With a large master bedroom, 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, cellar, primary bedroom and a further double, 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

Entrance Hall
Entrance hall with access to lounge and first floor staircase, with space available for a coat and shoe store.

Lounge
16'8" x 14'4" (5.08 x 4.37)

Generous lounge to the front of the property with access through to the dining kitchen and cellar.
With overhead beams, a central feature fireplace, exposed stone walling and space for a large suite.

Cellar
The property offers a cellar, accessible from the living room offering good storage space.

Dining Kitchen
16'9" x 7'9" (5.11 x 2.36)

Open-plan dining kitchen to the rear of the property offering an ideal view to the neighbouring fields.
Offering a wide range of matching units with complementary butcher block worktops.
Appliances include - free-standing fridge/freezer, gas hob with overhead extractor, oven/grill, washing machine and sink with drainer.
The kitchen offers space for a good-sized table with chairs as seen.

FIRST FLOOR

Master Bedroom
14'8" x 14'3" (4.47 x 4.34)

Generous master bedroom with overhead beams and a view to the front of the property.
With a stone feature alcove, fitted shelving to one side and space for a large bed, side tables and wardrobes.

Bedroom Two
11'5" x 8'8" (3.48 x 2.64)

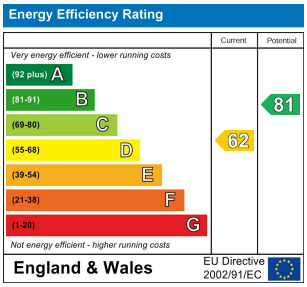
Second double bedroom, with a great view to the rear and neighbouring fields.
Currently housing the boiler with ample space for a double bed and wardrobes.

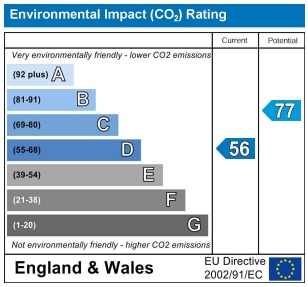
Bathroom
8'4" x 5'0" (2.54 x 1.52)

Well-presented bathroom offering a matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL

Low maintenance gated courtyard garden to the front with open aspect.


Energy Efficiency Rating
Current
Potential
Very 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
62
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
56
77
England & Wales
EU Directive 2002/91/EC