



21 Newlands Grove, Northowram, Halifax, West Yorkshire, HX3 7HZ
£850

A very well presented THREE BEDROOM mid terrace in a highly sought after residential location. The property is available immediately and benefits from good quality fixtures and fittings throughout, gas central heating, off road parking and large rear garden.

A splendid home located close to the many amenities including shops, cafes and Primary School in the ever popular Northowram. The property is well presented and would suit a variety of potential tenants.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Welcoming entrance hallway. Central heating radiator.

LOUNGE



Pleasant bay fronted lounge with double glazed window, central heating radiator and laminate flooring.

DINING KITCHEN



Modern dining kitchen with a range of fitted wall and base units with work surfaces over incorporating a stainless steel sink and mixer tap. There is an integrated double oven and microwave, gas hob and extractor over. Laminate flooring, double glazed window, central heating radiator and door to the rear garden.

FIRST FLOOR

LANDING

BEDROOM



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

BEDROOM



Double bedroom to the rear elevation with storage cupboard, central heating radiator and double glazed window.

BEDROOM



A third bedroom with double glazed window and central heating radiator.



To the front elevation there is ample off road parking. To the rear a good size paved garden which leads to a further 'secret' garden which provides a fantastic outdoor area.

BATHROOM



Stylish and modern fitted three piece bathroom suite in white. Shower and screen over bath, heated towel rail laminate flooring and double glazed window.

EXTERNAL

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		
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		
England & Wales		EU Directive 2002/91/EC 