



55 Newlands Grove, Northowram, Halifax, HX3 7HZ  
£695

A splendid one bedroom character cottage ideally located in the heart of the ever popular Northowram. The property boasts many original features which combine with modern home comforts to make this the ideal rental.

COUNCIL TAX BAND - A

EPC RATING - C

## GROUND FLOOR

### KITCHEN

Fitted wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with gas hob and extractor over. Heated towel rail and stairs to the first floor.

### LOUNGE/DINING ROOM

Lovely main reception space with a feature exposed stone fire place. There is a further exposed brick wall, a central heating radiator and double glazed window.

### CELLAR HEAD

Access to the cellar and plumbing for a washing machine.

## LOWER GROUND FLOOR

### CELLAR

Useful storage space.

## FIRST FLOOR

### LANDING

### BEDROOM

Double bedroom with fitted storage, a double glazed window and central heating radiator.

### BATHROOM

Fitted with a three piece suite in white comprising of a low flush WC, hand wash basin and a bath with shower and screen over. Heated towel rail and a double glazed window.

### EXTERNAL

Pleasant paved garden to the front.

