



**4 Juniper Court, Northowram, Halifax, West Yorkshire, HX3 7WE**  
**Asking Price £135,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM FIRST FLOOR APARTMENT with off-street parking located on a popular development in Northowram, Halifax - HX3. With open-plan living/kitchen, an allocated parking space, and within close proximity to local schools and amenities, we expect this property to be popular with a range of prospective buyers. Internally comprising; entrance, hallway, open-plan breakfast kitchen with living area and juliet balcony, two bedrooms and a bathroom. Externally the property has a secure intercom entrance, and one allocated parking space. The property has had new wall heaters installed in parts and is maintained to a high standard throughout.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## COMMUNAL ENTRANCE

Well maintained entrance area with stairs to the first floor apartment and secure entry intercom system.

## ENTRANCE VESTIBULE

Useful entrance area providing an ideal space for coats and shoes. Electric wall heater.

## HALLWAY

Providing access to all rooms and having an electric wall heater and a storage cupboard housing the immersion heater.

## LOUNGE/KITCHEN



Open plan space with two double glazed windows, French Doors opening to a Juliet Style balcony and two electric wall heaters. The kitchen area has modern wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with hob and extractor over. Appliances include a fridge freezer and a washing machine.

## BEDROOM



Good size double bedroom with an electric wall heater and double glazed window.

## BEDROOM



Second bedroom with electric wall heater and double glazed window.

## BATHROOM



Three piece bathroom suite in white comprising of low flush W.c, hand wash basin and bath with electric shower and screen over. Vinyl flooring and heated towel rail.

## EXTERNAL

The property has views over an open aspect to the front and designated parking space to the rear.

COUNCIL TAX BAND - B

EPC RATING - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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