



**Lydgate, Northowram Halifax HX3 7EJ**

**welcome to**

**Lydgate, Northowram Halifax**

A three bedroom end terrace family home in the highly sought after village of Northowram. The property benefits from character features throughout, spacious Kitchen/Diner and a well maintained rear garden! Call us now to book your viewing!



## Lounge

16' 11" max x 12' 11" max ( 5.16m max x 3.94m max )

Spacious lounge benefits from carpet flooring, ceiling light point, wall lights, fire place, gas central heating radiator, double glazed bay window to the rear elevation.

## Kitchen/Diner

15' 10" max x 15' 9" max ( 4.83m max x 4.80m max )

The kitchen benefits from vinyl flooring, double glazed window to the rear elevation, exposed stone walls, two ceiling light points, built in gas oven and hob, Wooden door to the front elevation, gas central heating radiator, wall and base units, work top over, plumbing for washing machine.

## Rear Porch

UPVC door leading out to the rear garden, UPVC double glazed windows to the rear and side elevations, carpet flooring, ceiling light point and a central heating radiator.

## First Floor Landing

The first floor landing benefits from carpet flooring, ceiling light points.

## Bedroom One

15' 2" x 10' 8" ( 4.62m x 3.25m )

Bedroom one benefits from carpet flooring, double glazed window to the rear elevation, ceiling light point, gas central heating radiator, exposed fire place.

## Bedroom Two

15' 11" x 10' 9" ( 4.85m x 3.28m )

Bedroom two benefits from carpet flooring, ceiling light point, exposed fire place, gas central heating radiator, double glazed window to the front elevation.

## Bedroom Three

9' 10" x 5' 3" ( 3.00m x 1.60m )

Bedroom three benefits from carpet flooring, ceiling light point, gas central heating radiator, double glazed window to the side elevation. This bedroom is

currently used as an office space for home working so would be ideal for this use.

## Family Bathroom

The family bathroom benefits from tiled flooring, UPVC double glazed window to the side elevation, low level WC, panelled bath with shower over and pedestal wash basin, ceiling light point and a gas central heating radiator.

## Externally

Externally the property benefits from a rear garden which is mainly paved with a lawn area and Flower beds. This would be the perfect space for sitting out and enjoying the summer months.



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welcome to

## Lydgate, Northowram Halifax

- THREE BEDROOM END TERRACE
- COTTAGE STYLE INTERIOR
- REAR GARDEN
- IDEAL VILLAGE LOCATION OF NORTHOWRAM
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113382 - 0003

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