



Sinderhill Court, Northowram, HALIFAX HX3 7WB

welcome to

Sinderhill Court, Northowram, HALIFAX

First floor apartment which is situated in the popular location Northowram, marketed at a price of £110,000 Benefiting from allocated parking. Ideal for a first time buyer. Contact William H Brown Estate Agents now to view!



Lounge

18' 11" x 11' 5" (5.77m x 3.48m)

The lounge comprises of carpet flooring, ceiling light point, electric radiator, electric fire, two UPVC double glazed window to the front elevation.

Kitchen

11' 3" x 6' 4" (3.43m x 1.93m)

The kitchen comprises of vinyl flooring, ceiling spotlights, matching wall and base units with work top over, electric radiator, plumbing for washing machine, electric oven with hob, Velux window.

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)

Bedroom one comprises of carpet flooring, ceiling light point, electric radiator, UPVC double glazed window to the front.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling light point, low level W/c, fitted vanity unit with wash basin, panelled bath with shower over.

Externally

Externally the property benefits from allocated parking.



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welcome to

Sinderhill Court, Northowram HALIFAX

- FIRST FLOOR APARTMENT
- OFFERS OVER £110,000
- POPULAR LOCATION OF NORTHOWRAM
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over
£110,000



Total floor area 46.6 m² (503 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own independent. Powered by www.propertybox.co.uk



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114883 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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