



23 Lydgate, Northowram, Halifax, West Yorkshire, HX3 7EJ
£795

TWO BEDROOM mid terrace property in the heart of the ever popular Northowram. Spacious room sizes and central location close to the shops, cafes, amenities and primary school make this an ideal let. Benefits include gas central heating and double glazing and off road parking.

COUNCIL TAX BAND - A

EPC RATING - E

GROUND FLOOR

ENTRANCE

Entrance area with door to lounge and stairs to the first floor.

LOUNGE

Good size main reception room with high ceiling and exposed beams. Double glazed window, central heating radiator.

CELLAR

Useful cellar space ideal for storage.

DINING KITCHEN

Fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven, gas hob and extractor fan. Vinyl flooring, double glazed window and door to the rear elevation.

FIRST FLOOR

LANDING

BEDROOM

Large bedroom to the front elevation with double glazed window, central heating radiator.

BEDROOM

A generously sized second bedroom with double glazed window and central heating radiator.

BATHROOM

Three piece bathroom suite in white comprising of low flush W.c, hand wash basin and bath with shower and curved glass screen. Tiled flooring and double glazed window.

EXTERNAL

The back door opens on to a courtyard where there is a yard and parking available.

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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	