



**1 Heywood Court, Northowram, Halifax, HX3 7BQ**  
**£235,000**

Offered with NO ONWARD CHAIN is this TWO BEDROOM SEMI DETACHED in the highly desirable village of Northowram. The property is well located to access the nearby amenities and transport links and benefits from splendid views, generously sized rooms, a large garage and further off road parking.

## EPC RATING - C

## COUNCIL TAX BAND - C

Internal viewing is highly recommended to appreciate all that is on offer at this fabulous property in Northowram. The residence is well positioned on the highly regarded Heywood Court to take advantage of the excellent views and ample local amenities and transport links and comprises of an entrance vestibule, lounge/dining room and kitchen to the ground floor, two bedrooms and a house bathroom to the first floor and gardens, driveway and a large garage externally.

### GROUND FLOOR

#### ENTRANCE PORCH

Useful entrance area with a double glazed window and central heating radiator.

#### LOUNGE/DINING

Spacious and light main reception space with dining and sitting areas. Two double glazed windows and two central heating radiators. There is an open staircase leading to the first floor.

#### 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 and gas hob with extractor over. Large walk in storage cupboard, double glazed window, central heating radiator and door to the side elevation.

### FIRST FLOOR

#### LANDING

#### BEDROOM

Double bedroom to the front elevation with a double glazed window and central heating radiator.

#### BEDROOM

A second double bedroom, this one to the rear with a built in storage cupboard, double glazed window and central heating radiator.

#### BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and a bath with shower attachment.

#### EXTERNAL

Pleasant gardens to the front elevation and paving to the side offering far reaching views. To the rear a drive leads to the garage.

#### GARAGE

A large garage positioned below the residence with additional store room and benefitting from power and light.

