



29 Park View Avenue, Northowram, Halifax, West Yorkshire, HX3 7AW
£1,000 Per Month

HAMILTON BOWER are pleased to offer to the market TO LET this well-presented THREE BEDROOM END TERRACE property in the ever popular village of Northowram with spectacular views looking on to Shibden Park and beyond. Recently modernised, the property offers stylish and modern living and benefits from an off road parking space.

GROUND FLOOR

HALLWAY

Central heating radiator.

LOUNGE

13'8" x 13'6" (4.19 x 4.14)

Pleasant living room with rounded, double glazed bay window taking advantage of the far reaching views. Feature fireplace set within chimney breast and a central heating radiator.

DINING KITCHEN

16'7" x 10'2" (5.07 x 3.11)

Stunning dining kitchen with a range of modern fitted wall and base units and work surface over incorporating a ceramic hob. Integrated appliances include an electric oven, washer dryer, fridge freezer and dishwasher. Double glazed window, central heating radiator, stylish flooring and useful storage cupboard.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

11'7" x 10'7" (3.54 x 3.23)

To the front elevation with central heating radiator and double glazed window benefiting from the extending views.

BEDROOM

10'6" x 9'10" (3.22 x 3)

To the rear elevation with double glazed window and central heating radiator.

BEDROOM

8'9" x 5'8" (2.67 x 1.74)

Third bedroom with central heating radiator and double glazed window offering fantastic views.

BATHROOM


Ultra modern shower room comprising of low flush wc, hand wash basin sat on a vanity unit and a screed shower area. Double glazed window and central heating radiator.

EXTERNAL

To the front there is a patio area to make the most of the breath taking views. To the rear further gardens a hard standing area providing off road parking and steps to the rear access.

EPC RATING - D

COUNCIL TAX BAND - B

Energy Efficiency Rating		
	Current	Potential
Vary 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
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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