



## 10 Towngate

Northowram, Halifax, HX3 7DN

Offers Over £200,000 Freehold





Situated in the sought-after village of Northowram, this stone-built end-terrace cottage offers an excellent opportunity for buyers looking to create a home to their own taste. Offered for sale with no upper chain, the property provides spacious accommodation including a generous reception room, two bedrooms with potential to create a third, and gardens to both the front and rear. Full of character and potential, this charming cottage is well suited to a range of buyers seeking a home in a desirable village location.

### Location

The property is positioned on Towngate, by the junction with Hough. This is a popular village location with families due to the highly regarded Northowram Primary School, and for easy access to Halifax, Hipperholme and Brighouse. There are also a variety of local shops, restaurants and bars nearby.

### Accommodation

A uPVC entrance door with stained glass inserts opens into a useful entrance porch, with a further door leading into the entrance hall with an open staircase rising to the first floor.

The spacious lounge enjoys exposed ceiling beams and a tiled fireplace with a small electric stove as its focal point. There is also a useful understairs storage cupboard.

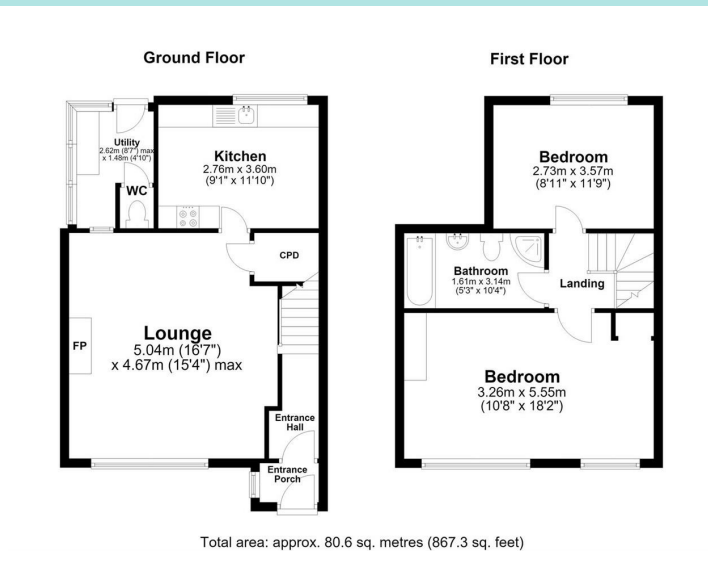
To the rear, the dining kitchen offers space for a small table and chairs and is fitted with a range of soft-close base, wall and drawer units with contrasting roll-edge laminate worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated appliances include a four-ring electric hob with glass splashback and extractor hood above, an electric oven and a slimline dishwasher. There is plumbing for a washing machine, while wood-effect laminate flooring continues through into the adjoining utility area, which provides additional worktop space together with space for an under-counter fridge and freezer. A cloakroom with WC and tiled flooring completes the ground floor, and a barn-style uPVC door provides access to the rear garden.

To the first floor, the principal bedroom is a generous double with twin front-facing windows and offers potential to be partitioned to create two separate rooms if required. A small open storage cupboard with fitted shelving is positioned over the stair bulkhead, while the landing features a timber spindle balustrade and loft access hatch.

The house bathroom is fitted with a white four-piece suite comprising a bath with mixer tap and shower attachment, a vanity wash hand basin with mixer tap, low-flush WC and corner shower cubicle. The room also benefits from tiled walls, wood-effect vinyl flooring, a panelled ceiling with recessed spotlights, a heated towel rail and a rear-facing window. Completing the accommodation is a further good-sized double bedroom overlooking the rear garden.

Outside, the enclosed rear garden is arranged over two tiers and is predominantly stone paved, complemented by mature planted borders containing a variety of shrubs and flowers. There is also an outside tap and, at the far end of the garden, a substantial timber summer house with double doors providing useful storage or hobby space.

To the front, the property has an enclosed paved garden with mature hedging and well-stocked planted borders, enclosed by a stone boundary wall.



Council tax band: A  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

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