



**8 Newlands Avenue, Northowram, Halifax, HX3 7JB**  
**Auction Guide £150,000**

FOR SALE BY THE MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION...STARTING PRICE £150,000 PLUS RESERVATION FEE'S APPLY

## COUNCIL TAX BAND - C

## EPC RATING - D

In need of modernisation is this THREE BEDROOM SEMI DETACHED family home located in the highly popular village of Northowram within close proximity to the local amenities, doctors surgery and primary school. The property is in need of modernisation and offers a rare opportunity to reconfigure and design to your own specification. Set on a good size plot there is off road parking to the front and a good size rear garden.

### GROUND FLOOR

#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### LOUNGE

To the front elevation with a double glazed window.

#### DINING ROOM

Second reception room with double glazed window looking on to the rear garden.

#### KITCHEN

Door to the side elevation, a double glazed window and under stairs storage.

### FIRST FLOOR

#### LANDING

Double glazed window and loft access.

#### BEDROOM

Double bedroom to the front elevation with a double glazed window.

#### BEDROOM

Double bedroom to the rear elevation with a double glazed window.

#### BEDROOM

A third bedroom with a double glazed window to the front elevation.

#### BATHROOM

Fitted three piece bathroom suite. Double glazed window.

#### EXTERNAL

Top the front there is off road parking available. To the rear, an enclosed garden.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		