



## 4 Juniper Court, Northowram, Halifax, West Yorkshire, HX3 7WE Offers Over £125,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM FIRST FLOOR APARTMENT with off-street parking located on a popular development in Northowram, Halifax - HX3. With open-plan living/kitchen, an allocated parking space, and within close proximity to local schools and amenities, we expect this property to be popular with a range of prospective buyers. Internally comprising; entrance, hallway, open-plan breakfast kitchen with living area and juliet balcony, two bedrooms and a bathroom. Externally the property has a secure intercom entrance, and one allocated parking space. The property has had new wall heaters installed in parts and is maintained to a high standard throughout.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## COMMUNAL ENTRANCE

Well maintained entrance area with stairs to the first floor apartment and secure entry intercom system.

## ENTRANCE VESTIBULE

Useful entrance area providing an ideal space for coats and shoes. Electric wall heater.

## HALLWAY

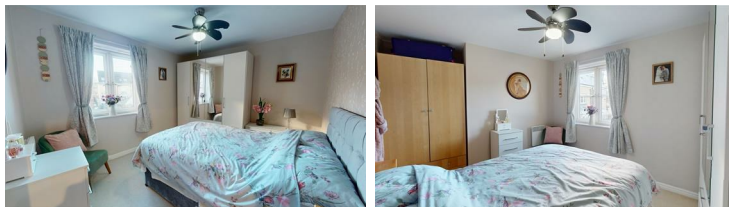
Providing access to all rooms and having an electric wall heater and a storage cupboard housing the immersion heater.

## LOUNGE/KITCHEN



Open plan space with two double glazed windows, French Doors opening to a Juliet Style balcony and two electric wall heaters. The kitchen area has modern wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with hob and extractor over. Appliances include a fridge freezer and a washing machine.

## BEDROOM



Good size double bedroom with an electric wall heater and double glazed window.

## BEDROOM



Second bedroom with electric wall heater and double glazed window.

## BATHROOM



Three piece bathroom suite in white comprising of low flush W.c, hand wash basin and bath with electric shower and screen over. Vinyl flooring and heated towel rail.

## EXTERNAL

The property has views over an open aspect to the front and designated parking space to the rear.

COUNCIL TAX BAND - B

EPC RATING - B

We are informed by the owners that the monthly management charge is £158.24. This number should be confirmed and verified by your solicitor through the conveyancing process.

