Hamilton Bower
ESTATE AGENT

6 Almond Court, Northowram, Halifax, West Yorkshire, HX3 7WA
£850 Per Month

STUNNING TWO DOUBLE BEDROOM APARTMENTTOP FLOOR***EN-SUITE TO MASTER***SOUTH FACING VIEWS***

Fantastic two double bedroom apartment set in the much sought after village of Northowram. Early viewing is advised to fully appreciate all this property has to offer. The apartment has been finished to an exceptional standard by the current landlord and has a wealth of high quality fixtures and fittings throughout.

EPC RATING - D

COUNCIL TAX BAND - C

This top floor apartment is set in stunning grounds and is close to all local amenities and schools. Within a short walk to village shops and post office and ideally located for road access to villages and cities close by. Comprising of entrance hallway, open plan lounge, dining and kitchen area, two large double bedrooms, master en-suite and a house bathroom. Stunning views over well kept communal land of this modern development.

COMMUNAL ENTRANCE

Intercom secure entrance to the ground floor and stairs to the second floor apartment.

ENTRANCE HALL

Hallway with access to all rooms, stylish laminate flooring and electric wall heater. Access to the insulated loft space.

OPEN PLAN LIVING/KITCHEN DINER

A spectacular main reception space with fitted kitchen and views on to the open green. The kitchen area boasts a range of high quality fitted units with granite work surfaces over which form a generous breakfast bar seating area. Integrated appliances include electric oven, microwave, dishwasher, washer dryer and fridge freezer. The reception space can comfortably accommodate seating and dining areas, has two double glazed windows and French doors with Juliet Balcony with views on to the green.

BEDROOM

Double bedroom with a range of high quality fitted bedroom furniture, double glazed window and electric heater. Views on to the green.

EN-SUITE

Low flush W.c and hand wash basin in white set within an attractive vanity unit. Shower cubicle with shower and glass screen. Double glazed window, tiled flooring and heated towel rail.

BEDROOM

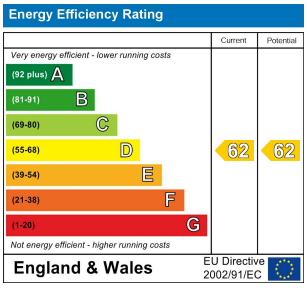
Good size second bedroom with a range of fitted mirrored wardrobes, double glazed window and electric heater.

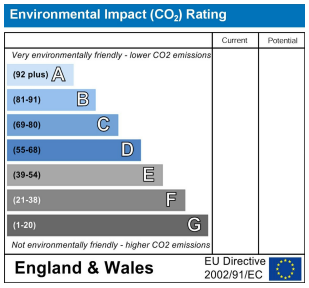
BATHROOM

Generously sized family bathroom with low flush W.c and hand wash basin in white set within a vanity unit. Bath with shower over and glass screen. Double glazed window, tiled flooring and heated towel rail.

EXTERNAL

The apartment is set in an exclusive development with open fields to the front. There is an allocated parking spot and further parking available.


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
62
62
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC