



**8 Sinderhill Court, Northowram, Halifax, Yorkshire, HX3 7WB**  
**£200,000**

HAMILTON BOWER are delighted to offer FOR SALE this simply stunning two double bedroom ground floor apartment in a converted Grade II listed building. Early viewing is advised to fully appreciate all this property has to offer. Comprising of kitchen, large lounge, dining area, two double bedrooms one with an en-suite and a house bathroom. No.8 occupies a delightful position on the ground floor with pleasant aspect over the communal grounds.

## ENTRANCE

The property has its own side door access into the kitchen and an additional entrance via the communal hallway.

## KITCHEN

12'1" x 11'1" (3.7 x 3.4)

Fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit. Four ring induction hob electric oven and extractor. Plumbing for an automatic washing machine.

## OPEN PLAN LOUNGE

25'7" x 18'4" (7.81 x 5.6)

Simply stunning and vast open space with an abundance of natural light from the large windows to the front and side aspect and numerous original features giving a true feel of grandeur. Electric heaters and an electric fire set within a decorative surround.

## DINING AREA

12'1" x 11'5" (3.7 x 3.5)

Large space currently used as a dining area.

## INNER HALLWAY

Telephone entry system and a door to the communal hallway.

## BEDROOM ONE

22'7" x 12'7" (6.9 x 3.86)

Large double bedroom with wardrobes, an electric wall heater and a window to the rear.

## EN-SUITE WET ROOM

Walk in wet room with a shower, wc and a hand wash basin. Tiled flooring and a heated towel rail.

## BEDROOM TWO

13'9" x 8'6" (4.2 x 2.6)

Good size double bedroom with a large window to the aspect. Electric storage heater and ample hanging space.

## BATHROOM

Three piece suite in white comprising of a bath, wc and hand wash basin. Heated chrome towel rail. Useful storage cupboard.

## EXTERNAL

Fabulous communal gardens surround the building with ample parking available with two allocated spaces.

## COUNCIL TAX BAND - D

## EPC RATING - F

We are informed by the sellers that the monthly maintenance charge is £275 and ground rent is £100 per year.

