



4 Prince Brown Works, Baxter Lane, Northowram, Halifax, West Yorkshire, HX3 7EF
£340,000

A splendid THREE BEDROOM END TOWNHOUSE located in the heart of Northowram which seamlessly blends character features with modern home comforts to create a fabulous home. The property is available with NO ONWARD CHAIN and internal viewing is essential to appreciate the the size and location of this fabulous dwelling.

Offered FOR SALE is this Stunning Modern Three Bedroom Converted Mill End Townhouse built from natural stone and feature floor to ceiling windows and arched windows. Set within the desirable location of Northowram, the property is finished to an extremely high specification with modern fixtures and fittings throughout which include double glazing, under floor heating to the whole ground floor, oak doors and alarm. Internally the accommodation comprises of to the ground floor: Spacious Entrance Hall, downstairs w/c, Utility Room, and a very large open plan lounge and kitchen with feature floor to ceiling windows. First Floor: Two Double Bedrooms and large beautiful modern bathroom. To the Second Floor: Sweeping landing with balustrade and feature windows and Master Bedroom with En-Suite. Externally there is parking to the front for two vehicles. The property are ideally positioned with easy access to good local amenities which include schools, shops and good transport and bus links. Viewing is essential to fully appreciate the spacious and luxurious feel to the property.

GROUND FLOOR

ENTRANCE HALL

Laminate flooring and central heating radiator.

WC

Modern downstairs WC tiled floor to ceiling, hand wash basin and WC.

OPEN PLAN LOUNGE & KITCHEN

Large open plan lounge and kitchen with feature floor to ceiling windows. Grey carpet to the lounge area leading to slate tiled floor to the kitchen, all with under floor heating. Beautiful modern kitchen with white granite work surfaces, high gloss grey wall and base units, integrated electric oven with extractor, dishwasher, fridge and fridge freezer. Utility on the side with plumbing for a washing machine.

FIRST FLOOR

LANDING

Grey carpet throughout the landing with feature double glazed arched window.

BEDROOM ONE

Double Bedroom comprises of grey carpet, two feature windows.

BEDROOM TWO

Double Bedroom comprises of grey carpet, one feature floor window.

BATHROOM

Large family bathroom comprises of; Bath with over the bath shower, WC, hand wash basin, heated towel rail and tiled floor to ceiling.

SECOND FLOOR

LANDING

Large Velux window.

BEDROOM

Spacious master bedroom with a double glazed windows, Velux window and central heating radiator.

EN-SUITE

Modern bathroom suite with high end fittings including a WC, hand wash basin on a vanity unit and shower in a curved glass screened cubicle. Tiled flooring and Velux window.

EXTERNAL

To the front of the property there is a stone driveway with parking for two vehicles.

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			
England & Wales		EU Directive 2002/91/EC	

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