



**46 Heywood Court, Northowram, Halifax, HX3 7BQ**  
**Offers Over £225,000**

Occupying a prime position on this select development in the much sought after location of Northowram is this immaculately presented **TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT**. Available with no onward chain, the property benefits from stunning views, gas central heating, a lift to the apartment and allocated parking.

Situated on the first floor of this stylish apartment building and benefiting from the ideal position within the block, this two bedroom, one en-suite, apartment has the distinct advantage of gas central heating and lift access from the communal entrance hallway. Heywood Court is conveniently located close to the heart of Northowram which provides ample local amenities and transport connections to the surrounding towns and cities.

#### **EPC RATING -**

#### **COUNCIL TAX BAND - C**

#### **COMMUNAL ENTRANCE**

Pleasant and well kept communal entrance with stairs and elevator to all floors.

#### **ENTRANCE HALL**

Spacious hallway with room for an office desk and chair, central heating radiator, telephone intercom system and useful storage cupboard.

#### **LOUNGE**

Large main reception room with two central heating radiators and double glazed French doors opening on to the balcony which provides a pleasant external space to enjoy the fresh air and far reaching views.

#### **DINING KITCHEN**

Good size dining kitchen with ample space for a dining table. There are a range of fitted wall and base kitchen units with a contrasting work surface over which incorporates a stainless steel sink and mixer tap. Integrated appliances include an electric oven with an induction hob with extractor over, dishwasher and washer dryer. Laminate flooring, double glazed window and a central heating radiator.

#### **BEDROOM**

Double bedroom with fitted wardrobes, a central heating radiator and double glazed window.

#### **EN-SUITE**

En-suite shower room with a low flush wc, hand wash basin on a vanity unit and shower set within an enclosed cubicle with sliding door. Central heating radiator and tiled flooring.


#### **BEDROOM**

A second double bedroom with fitted wardrobes, a double glazed window and a central heating radiator.

#### **SHOWER ROOM**

A wet room style bathroom providing easy access and comprising of a low flush wc, hand wash basin and shower area. heated towel rail.

We are informed that the service charge is £165 per month and ground rent is £660 per annum. These charges can change and should be confirmed through your solicitor prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 