



7 Lydgate, Northowram, Halifax, HX3 7EJ  
£795

A splendid TWO BEDROOM mid terrace ideally located in the heart of the ever desirable Northowram. The property is well presented and blends character features with modern home comforts to provide comfortable living.

**EPC RATING - C**

**COUNCIL TAX BAND - A**

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Useful entrance porch area.

### **LOUNGE/KITCHEN**

Pleasant main reception space with exposed stone chimney breast and beams to the ceiling. Double glazed windows to both front and rear and a central heating radiator. The kitchen area is equipped with fitted wall and base units with a contrasting work surface over which incorporates a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer and an electric oven with gas hob and extractor fan over.

### **CELLAR**

Two good size cellar rooms provide excellent storage options.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM**

With a double glazed window to the front elevation and a central heating radiator.

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### **BATHROOM**

Modern fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and bath with shower and screen over. Vinyl flooring and a double glazed window.

