



4 Juniper Court, Northowram, Halifax, West Yorkshire, HX3 7WE
Asking Price £135,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM FIRST FLOOR APARTMENT with off-street parking located on a popular development in Northowram, Halifax - HX3. With open-plan living/kitchen, an allocated parking space, and within close proximity to local schools and amenities, we expect this property to be popular with a range of prospective buyers. Internally comprising; entrance, hallway, open-plan breakfast kitchen with living area and juliet balcony, two bedrooms and a bathroom. Externally the property has a secure intercom entrance, and one allocated parking space. The property has had new wall heaters installed in parts and is maintained to a high standard throughout.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

COMMUNAL ENTRANCE

Well maintained entrance area with stairs to the first floor apartment and secure entry intercom system.

ENTRANCE VESTIBULE

Useful entrance area providing an ideal space for coats and shoes. Electric wall heater.

HALLWAY

Providing access to all rooms and having an electric wall heater and a storage cupboard housing the immersion heater.

LOUNGE/KITCHEN



Open plan space with two double glazed windows, French Doors opening to a Juliet Style balcony and two electric wall heaters. The kitchen area has modern wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with hob and extractor over. Appliances include a fridge freezer and a washing machine.

BEDROOM



Good size double bedroom with an electric wall heater and double glazed window.

BEDROOM



Second bedroom with electric wall heater and double glazed window.

BATHROOM



Three piece bathroom suite in white comprising of low flush W.c, hand wash basin and bath with electric shower and screen over. Vinyl flooring and heated towel rail.

EXTERNAL



The property has views over an open aspect to the front and designated parking space to the rear.

COUNCIL TAX BAND - B

EPC RATING - B

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		
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