



## 27 Lydgate, Northowram, Halifax, West Yorkshire, HX3 7EJ £650 Per Month

\*\*\*ONE DOUBLE BEDROOM\*\*\*IN THE VILLAGE\*\*\*CLOSE TO SCHOOLS\*\*\*IDEAL LOCATION\*\*\*AVAILABLE NOW\*\*\*

HAMILTON BOWER are pleased to offer FOR LET this spacious and well presented one double bedroom rear terrace right in the heart of the much sought after village of Northowram. Early viewing is suggested to fully appreciate all this property has to offer. Comprising of entrance, kitchen, cellar storage, large lounge, shower room to first floor and large double bedroom. The property benefits from gas central heating and PVC double glazing. The property is located in a private square and is in easy reach of local amenities.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

**COUNCIL TAX BAND - A**

**EPC RATING - C**

**ENTRANCE**

**KITCHEN**

7'6" x 5'3" (2.3 x 1.61)

With a range of modern fitted wall and base units with a contrasting work surface incorporating a circular stainless steel sink unit and mixer tap. Four ring hol

**LOUNGE**

16'0" x 13'4" (4.88 x 4.085)

Spacious and light living room with high ceilings and an abundance of natural light from the front aspect window. Gas central heating radiator.

**CELLAR**

Useful storage cellar.

**FIRST FLOOR**

Landing.

**BEDROOM**

16'0" x 13'7" (4.9 x 4.15)

Large double bedroom with an abundance of natural light from the front elevation window. Gas central heating radiator.

**SHOWER ROOM**

Three piece suite with a shower, W.C and wash basin. Window to front elevation.

**EXTERNAL**

Courtyard to the front aspect.

