



6 Back Clough, Northowram, Halifax, West Yorkshire, HX3 7HH
£135,000

NO CHAIN ,A splendid TWO BEDROOM mid terrace located in the ever popular village of Northowram. The property has been significantly improved by the current owner to provide stylish and modern living. Internal viewing is essential to appreciate the excellent finish and seamless blend of contemporary fixtures and fittings alongside character features.

EPC RATING - D

COUNCIL TAX BAND - A

GROUND FLOOR

LOUNGE/KITCHEN

Fantastic open plan living/dining kitchen providing a warm and cosy reception space. The main feature is the exposed stone fireplace housing a wood burning stove. The room has exposed beams, double glazed window and a central heating radiator. To the kitchen area a range of fitted wall and base 'shaker' style units with an oak work surface over incorporating Belfast sink and mixer tap. There is an integrated electric oven with hob and extractor fan over.

CELLAR

Useful storage cellar.

FIRST FLOOR

LANDING

Pleasant landing area with exposed beam to the high ceiling.

BEDROOM

Double bedroom to the front elevation with a fabulous exposed stone wall and beam to the ceiling. Double glazed window and central heating radiator.

BEDROOM

A second bedroom to the front elevation with a double glazed window and central heating radiator.

BATHROOM

Stylish and modern bathroom comprising of a low flush w.c, hand wash basin and walk in shower area. Traditional heated towel rail, vinyl flooring and a double glazed window.

EXTERNAL

To the front, a small fenced area providing outside space to sit out.

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		
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Not environmentally friendly - higher CO ₂ emissions			
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