



13 Upper Lane, Northowram, Halifax, West Yorkshire, HX3 7EE
£215,000

Internal viewing is essential to appreciate all that is on offer at this most fabulous character property located in the heart of the ever popular Northowram. Modern and tasteful fixtures and fittings combine seamlessly with period features to create this most wonderful home.

COUNCIL TAX BAND - B

EPC RATING - D

HAMILTON BOWER are pleased to offer for sale this THREE BEDROOM COTTAGE located in the heart of Northowram, Halifax. With fabulous views to both front and rear, contemporary open-plan dining kitchen, and it's prime village location, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hall, lounge, dining kitchen, cellar, three double bedrooms, bathroom and loft. Externally the property has a low-maintenance gated garden to the front, and parking is accessible nearby. Benefiting from gas central heating (boiler installed in January 2025) and double glazing throughout, the property is available to view immediately.

GROUND FLOOR

ENTRANCE HALL

Beautiful entrance area with stripped wood flooring and exposed brick and stone work. Central heating radiator and access to the cellar which provides storage options.

LOUNGE

Spacious lounge to the front of the property with a view to the front yard and views beyond. The living room centres around a multi-fuel fireplace with fabulous exposed stone and overhead ceiling beams. Offering space for a large suite and coffee table as seen. Central heating radiator and double glazed window.

DINING KITCHEN

Contemporary dining kitchen to the rear of the property with a view to the neighbouring fields. Fitted with a wide range of matching shaker-style units with complementary worktops and tiled splashbacks. Appliances include - gas hob with overhead extractor, tower unit double oven/grill, fridge/freezer (installed March 2025), dishwasher (installed June 2025) and sink with drainer. The kitchen is generously sized with herringbone style flooring and space for a dining table with chairs as seen. Double glazed window and a central heating radiator.

FIRST FLOOR

LANDING

BEDROOM

Good-sized primary bedroom with fitted wardrobes, exposed ceiling beams and splendid exposed stone work. The room comfortably accommodates a large bed and benefits from stunning views to the front. Double glazed window and central heating radiator.

BEDROOM

Second bedroom, a further double room with views to the rear of the property. With fitted wardrobes, feature panelling to one wall, a double glazed window and central heating radiator.

BEDROOM

Third bedroom, a further double room with a view to the rear of the property. Double glazed window and a central heating radiator.

BATHROOM

Modern three piece bathroom suite in white with stylish black

accents comprising of a low flush wc, hand wash basin and a bath with shower and screen over. Tiled flooring with under floor heating and a double glazed window.

EXTERNAL



Paved front garden with gated entrance offering a low-maintenance approach.

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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	