



13 Casson Fold, Halifax, HX3 7DU
Asking Price £145,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented ONE BEDROOM END COTTAGE PROPERTY located in the centre of Northowram - HX3. With a good-sized garden to the front, open-plan living with modern kitchen, and a conservatory offering secondary living space, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance, lounge/diner, kitchen, store, large double bedroom, bathroom and loft. Externally the property has a good-sized, low-maintenance garden to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

DINING LOUNGE



Open-plan living/dining area with kitchen (separate room description), offering an ideal space for a suite with dining area. The living room has a gas-fired burner, original ceiling beams, and sliding doors through to the conservatory.

KITCHEN



Contemporary kitchen with laminate flooring, tiled splashbacks and access to the cellar.

Offering a good range of matching wall and base units with complementary worktops.

Appliances - gas hob with overhead extractor, oven/grill, fridge/freezer, sink with drainer - space and plumbing for a dishwasher and washing machine.

CONSERVATORY



Double glazed conservatory to the front of the property with sliding doors through from the dining lounge.

Offering an ideal space for an extra suite or to be used as a full dining area if preferable.

CELLAR

Useful storage cellar with central heating radiator.

FIRST FLOOR

BEDROOM



Double bedroom with a view to the front of the property. Offering space for a super-king bed with side tables and dressing table, with fitted wardrobes to both alcoves.

BATHROOM



House bathroom with tiled flooring and matching three-piece suite - corner shower, wc, wash basin and towel rail.

EXTERNAL



GARDEN



Low-maintenance garden to the front of the property with gated access from the walk-through.

The garden is mainly flagged, with boundary plants and railing - space for outdoor seating and a garden shed.

