Hamilton Bower
ESTATE AGENT









13 Penrose Place, Northowram, Halifax, West Yorkshire, HX3 7DZ
£230,000

*THREE BEDROOMS***MODERN OPEN PLAN LIVING***WELL PRESENTED THROUGHOUT***FABULOUS LOCATION*

HAMILTON BOWER are pleased to offer for sale this most impressive three bedroom mid terrace in the much sought after location of Northowram village. Early viewing is highly recommended to fully appreciate all this stunning home has to offer. On street parking leading to a pathway to the house. Garden to the front, entrance porch, open plan lounge/kitchen/dining area, bi folding doors leading out onto the frontage and three bedrooms and a house bathroom to the first floor.

EPC RATING - TBC

COUNCIL TAX BAND - A

GROUND FLOOR

ENTRANCE PORCH
Useful entrance area providing a space for shoes and coats and having wood flooring and a double glazed window.

ENTRANCE
Hallway with door into lounge and stairs to the first floor. Wood flooring.

OPEN PLAN LIVING/KITCHEN DINER
Simply stunning open plan living at its best. A large open and bright room with bi folding doors to the front aspect and a double glazed window to the rear. The lounge area is generously sized with a central heating radiator, under stairs storage and access to the garden to the front. To the rear of the room a high quality fitted kitchen with accompanying island unit and ample space for a dining table. Integrated appliances include a fridge freezer, wine cooler and an electric oven with hob and extractor over. The room is finished with high end wood flooring.

FIRST FLOOR

LANDING
Loft access via pull down ladder.

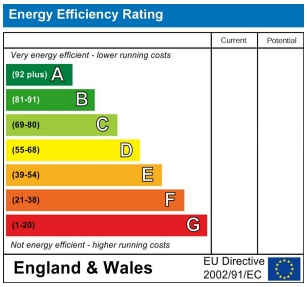
BEDROOM ONE
Large double bedroom to the front elevation with far reaching views. Double glazed window and a central heating radiator.

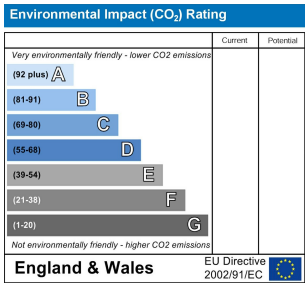
BEDROOM TWO
Double bedroom to the rear elevation. Central heating radiator and a double glazed window.

BEDROOM THREE
The third bedroom has a double glazed window, central heating radiator and laminate flooring.

BATHROOM
Fabulous fitted bathroom suite in white comprising of a low flush wc and hand wash basin set within a vanity combination unit and a P-shaped bath with shower and curved glass screen over. Stylish flooring and a double glazed window.

EXTERNAL
On street parking leads to a pathway to the property. To the front there is a decking area which provides a pleasant space to enjoy the outdoors and is directly accessed off the lounge with further low maintenance enclosed garden.


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 CO2 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 CO2 emissions
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