



14 Windmill Crescent, Northowram, Halifax, HX3 7DG
Offers Over £260,000

Offered with NO ONWARD CHAIN is this well positioned TWO BEDROOM SEMI DETACHED BUNGALOW on the ever popular Windmill Crescent in the heart of Northowram. The property is ideally located for access to the local amenities including primary school, shops, doctors surgery, cafes and transport links. Viewing is essential to appreciate this splendid bungalow.

EPC RATING - TBC

COUNCIL TAX BAND - C

GROUND FLOOR

KITCHEN

Modern fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer and an electric oven with gas hob over. Plumbing for a washing machine, a double glazed window, laminate flooring and a central heating radiator.

LOUNGE

Spacious lounge with a fabulous far reaching view from the large double glazed window to the front elevation. Feature gas fire with decorative surround and a central heating radiator.

INNER HALLWAY

Storage cupboard.

BATHROOM

Low flush wc, hand wash basin and a shower unit housed in a glass screened cubicle. Double glazed window, central heating radiator and vinyl flooring.

BEDROOM

Double bedroom with fitted wardrobes, a central heating radiator and a double glazed window.

BEDROOM

Double bedroom with a double glazed window, central heating radiator and loft access.

EXTERNAL

To the rear, an enclosed paved garden. To the front a decking area providing a great vantage point to enjoy the view and mature planting. A drive to the side leads to a garage.

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		
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