



139 Hough, Northowram, Halifax, West Yorkshire, HX3 7DH
£1,200 Per Calendar Month

THREE BEDROOMSDETACHED***BUNGALOW***IN THE HEART OF THE VILLAGE***REFURBISHED***

HAMILTON BOWER are delighted to offer TO LET this impressive and rare to the market three bedroom detached bungalow in the heart of Northowram village. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance hall, lounge, kitchen, sun room, three bedrooms and a house bathroom. Gardens to the front, gated driveway to the side with a detached garage and a good size garden to the rear.

EPC RATING - D

COUNCIL TAX BAND - C

ENTRANCE

Hallway.

LOUNGE

15'3" x 10'11" (4.667 x 3.33)



Spacious living area, the hub of this detached bungalow, with a flood of natural light from the front aspect window. Feature wall mounted fire. Gas central heating radiator.

KITCHEN

12'1" x 7'10" (3.698 x 2.4)



Modern fitted wall and base soft close units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap. Four ring halogen hob. Electric fan assisted oven with extractor hood over. Gas central heating radiator.

BEDROOM ONE

11'9" x 9'10" (3.6 x 3)



Spacious master suite with an abundance of natural light from the rear aspect window. Gas central heating radiator.

BEDROOM TWO

9'6" x 8'6" (2.9 x 2.6)



Double bedroom. Patio doors leading to sun room. Gas central heating radiator.

BEDROOM THREE/DINING ROOM

10'9" x 7'0" (3.3 x 2.134)



Low maintenance paved areas surround the property, with large south facing patio to the rear. Shrubs and plants to both front and rear boarders. The grounds of the property offer scope for many options.

Window to side aspect. Gas central heating radiator.

SUN ROOM

7'2" x 6'6" (2.2 x 2)



Light and open space over looking the rear garden.

SHOWER ROOM



Three piece white suite with a corner shower, W.C and wash basin. Gas central heating radiator.

EXTERNAL

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	