



**31 Upper Lane, Northowram, Halifax, Yorkshire, HX3 7EE**  
**Asking Price £170,000**

HAMILTON BOWER are pleased to offer FOR SALE this recently modernised TWO BEDROOM COTTAGE located in Northowram, Halifax - HX3. Offering open-plan living, a garden to the rear, and within close proximity to local schools and amenities, we expect this property to be popular with a range of buyers seeking a home in the area. Internally comprising: entrance, open-plan dining kitchen/living, cellar with power, a double bedroom and a single, bathroom and loft. Externally the property has a low-maintenance garden to the rear with access to another shared lawned area, and a paved area 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 Kitchen/Living



The hub of this property, spacious open-plan dining kitchen with living area and double doors to the garden.

With hard-wood flooring throughout, wooden ceiling beams, and a central wood-burning stove.

Fitted with a contemporary kitchen to the rear with complementary worktops and tiled splashbacks.

Appliances - electric hob with overhead extractor, oven/grill, fridge/freezer, dishwasher and sink with drainer.

### Cellar

Cellar to the rear of the property with access from the kitchen area.

The cellar has a power and plumbing supply for further appliances and offers good storage space.

## FIRST FLOOR

### Primary Bedroom



Well-presented primary bedroom with a view to the front of the property.

Offering ample room for a large bed with side tables, wardrobes and dressing furniture.

### Bedroom



Second bedroom, a single bedroom with a view to the rear of

the property.

With full-length fitted wardrobes and ample room for a single bed or use as a home office.

### Bathroom



Modern three-piece bathroom with frosted window to the front of the property.

Fully-tiled with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

### EXTERNAL



### Rear



Paved garden to the rear of the property with boundary fencing and access from the double doors.

Offering an ideal space for outdoor seating with potted plants and gated access to the communal lawned area.

### Front



Low-maintenance area to the front of the property with gated entrance and space for outdoor seating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	