



17 Park Square, Northowram, Halifax, West Yorkshire, HX3 7BZ  
£144,995

**\*\*STUNNING VIEWS\*\*TWO BEDROOMS\*\*THROUGH BY LIGHT COTTAGE\*\*FRONT GARDEN\*\*NO CHAIN\*\***

**TO VIEW THIS LOVELY COTTAGE LOCATED IN THE HEART OF NORTHOWRAM VILLAGE CALL HAMILTON BOWER TODAY!!!**

HAMILTON BOWER are pleased to offer for sale this well presented two bedroom through by light cottage located close to the park and amenities with stunning views. Early viewing is suggested to fully appreciate all this property has to offer. Comprising of modern open plan living to the ground floor, an entrance hallway opens into a lounge/kitchen area. A feature chimney breast sits to the middle of the lounge with a modern fitted kitchen, dining area and a large window to the front aspect. A useful cellar to the lower ground floor. Two bedrooms and a house bathroom to the first floor. The property has a yard to the front with extending views. On street parking.

EPC RATING - D

COUNCIL TAX BAND - A

### ENTRANCE

Hallway with door into lounge and stairs to first floor.

### OPEN PLAN LOUNGE/KITCHEN

15'4 x 12'7 (4.67m x 3.84m)

A stunning and modern open plan space with a large living area, space to dine and a fitted modern kitchen with a range of wall and base units. Four ring gas hob, electric fan assisted oven with an extractor hood over. Large window to the front aspect offers an abundance of natural light.

### CELLAR

Useful storage area.

### FIRST FLOOR

Landing.

### BEDROOM ONE

10 x 9'6 (3.05m x 2.90m)

A good size double bedroom with a large window to the front elevation offering a flood of natural light and far reaching views. Gas central heating radiator

### BEDROOM TWO

10'10 x 5'8 (3.30m x 1.73m)

Good size second bedroom to the rear of the property with a window to the rear elevation. Gas central heating radiator.

### BATHROOM

A well presented and modern three piece suite with a bath, shower over, W.C and wash basin. Finished with tiles to the walls.

### EXTERNAL

A low maintenance yard to the front with far reaching views.

