



17 Penrose Place, Northowram, Halifax, West Yorkshire, HX3 7DZ
Asking Price £145,000

HAMILTON BOWER are pleased to offer FOR SALE this ONE BEDROOM TERRACE PROPERTY with off-street parking located in the heart of Northowram, Halifax - HX3. With a garden and parking to the front of the property, a cellar and loft offering good storage space, and within close proximity to local amenities, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; dining lounge, kitchen, cellar, double bedroom, bathroom and loft. Externally the property has a low-maintenance gated garden and one off-street parking space 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 Living



Open-plan dining living space with a view to the front garden and access to the cellar.

With a central electric stove, space a suite and a dining table with chairs.

Kitchen



Cooking kitchen to the front of the property with farmhouse style front door.

Offering a range of wall and base units with complementary worktops and tiled splashbacks.

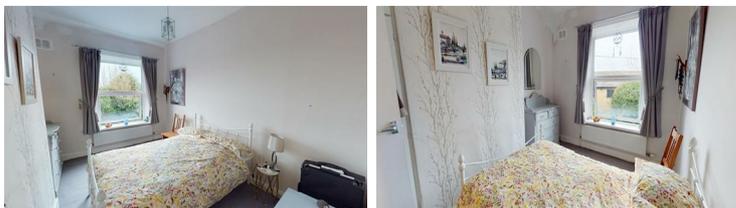
Appliances - electric hob with overhead extractor, oven/grill, washing machine, sink with drainer.

Cellar

Good sized cellar with access from the dining living, offering a power supply and ideal storage space.

FIRST FLOOR

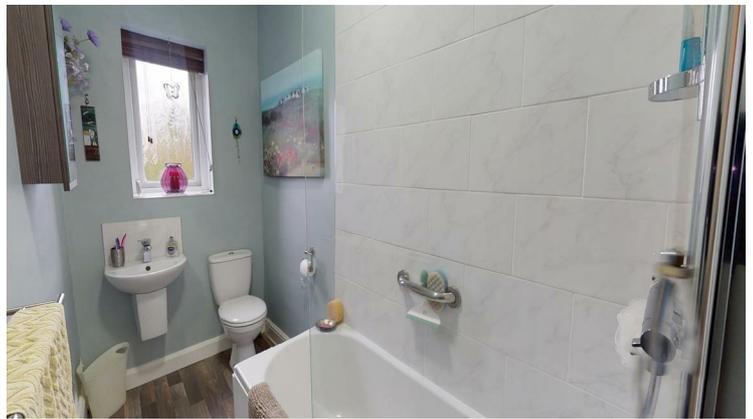
Bedroom



Spacious double bedroom with a view to the front of the property.

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

Bathroom



Bathroom with frosted window to the front of the property. With laminate flooring, tiled splash backs and a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Garden & Parking



Access from Upper Lane leads down to the property. The property benefits from one off-street parking space with railed steps leading to the property. The garden is gated and offers a low-maintenance approach, with raised flowerbeds and space for outdoor seating.

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		
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		
EU Directive 2002/91/EC 		