



**13 Square, Northowram, Halifax, West Yorkshire, HX3 7HW  
Offers In The Region Of £140,000**

**\*STUNNING CONVERSION\*THREE BEDROOMS\*CENTRAL VILLAGE LOCATION\*IDEAL FAMILY HOME OR BUY TO LET\***

HAMILTON BOWER are pleased to offer for sale this recently modernised superb three bedroom front terrace, located in the sought after village of Northowram. Early viewing is highly suggested to fully appreciate all the current owner has done to this property. Comprising of entrance, open plan lounge with ultra modern kitchen, lower ground floor office/gym, two bedrooms to the first floor with a four piece bathroom suite and a further third bedroom on the second floor. Superior finish from top to bottom, a property that has to be seen.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

## ENTRANCE

Entrance via a modern composite door. Oak door leading into lounge. Stairs to first floor.

## OPEN PLAN LOUNGE AND KITCHEN AREA

16'1" x 13'5" (4.918 x 4.109)



Stunning space with an ultra modern kitchen with a range of fitted wall and base units with a contrasting granite work surface incorporating a sink unit with taps. Integrated appliances include, fridge, freezer, washer dryer, Hot point Four ring halogen hob and oven with extractor over. Oak door.

## LOWER GROUND FLOOR GYM/OFFICE

11'7" x 5'0" (3.539 x 1.539)



Great additional space which has functional options as a gym or office.

## FIRST FLOOR

Landing.

## BEDROOM ONE

10'3" x 9'6" (3.148 x 2.905)



A good size double bedroom with a window to the front elevation. Oak door.

## BEDROOM TWO

6'9" x 6'6" (2.080 x 1.991)



Single bedroom with a window to the front elevation. Oak door.

## BATHROOM



A simply stunning four piece bathroom suite with a bath, mixer taps and shower head, shower unit, W.C and wash basin. Finished in an ultra modern Glamrend to all walls. Feature radiator. Oak door.

## SECOND FLOOR BEDROOM

11'11" x 11'2" (3.636 x 3.42)




Large double bedroom with a flood of natural light from two skylights. Modern built in wardrobes and T.V unit. Oak door.

## EXTERNAL



Small yard to the front aspect.

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		
England & Wales 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>		
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