



12 Back Clough, Northowram, Halifax, West Yorkshire, HX3 7HH Offers In The Region Of £110,000

TWO BEDROOMSTHROUGH BY LIGHT COTTAGE***NO CHAIN***CENTRAL VILLAGE LOCATION***

HAMILTON BOWER are pleased to offer FOR SALE this well presented two bedroom through by light cottage located in the much sought after village of Northowram. Early viewing is highly suggested to fully appreciate all this ready to move into home has to offer. Comprising of entrance porch, open plan lounge and kitchen area, useful cellar, two bedrooms to the first floor and a house bathroom. Small low maintenance yard to the front and on road parking.

A MUST SEE!!! TO VIEW CONTACT HAMILTON BOWER TODAY!!!!

ENTRANCE PORCH

OPEN PLAN LOUNGE/KITCHEN

16'5" x 13'3" (5.004 x 4.061)



A stunning open plan space with a flood of natural light from the large front window. The kitchen area consists of a stainless steel sink unit with a work surface, cupboard under, large corner cupboard at the head of the cellar stairs, plumbing for an automatic washing machine and a gas point. The living area offers a good space and a feature gas fire.

CELLAR

8'10" x 6'0" (2.7 x 1.83)



FIRST FLOOR

Landing with loft access via a pull down ladder.

BEDROOM ONE

10'11" x 7'11" (3.343 x 2.428)



Good size double bedroom with a range of fitted wardrobes. Window to the front elevation offering an abundance of natural light.

BEDROOM TWO

10'7" x 6'0" (3.24 x 1.836)



A good size second bedroom with a range of fitted wardrobes. Window to rear elevation.

BATHROOM



A well presented three piece suite with a bath, electric shower over with shower screen, W.C and wash basin. Frosted window to the front elevation.

EXTERNAL



Small low maintenance block paved yard to the front.

