



2 Park Villa Windmill Hill, Northowram, Halifax, West Yorkshire, HX3 7DD By Auction £185,000

FOR SALE BY AUCTIONRARE TO MARKET***PERIOD PROPERTY***LARGE GARDENS***

FOR SALE BY THE MODERN METHOD OF AUCTION BY ADVANCED PROPERTY AUCTION. FEES APPLY.

HAMILTON BOWER ARE DELIGHTED TO OFFER FOR SALE a most impressive period property. The residence forms part of the locally renowned former Brewers House and comprises of entrance hallway, kitchen, lounge, dining room, cellars, three first floor bedrooms and a house bathroom. Private entrance with off road parking and a garage. Stunning, established gardens and far reaching views.

A PROPERTY THAT HAS TO BE SEEN. TO VIEW CONTACT HAMILTON BOWER TODAY!!!!

ENTRANCE

KITCHEN

10'2" x 10'0" (3.1222 x 3.065)



A traditional kitchen with a range of fitted wall and base units with a contrasting work surface incorporating a sink unit. Plumbing for an automatic washing machine. Window to the side aspect.

DINING ROOM

15'0" x 14'9" (4.587 x 4.508)



A light dining area with an abundance of natural light from the rear and side aspect windows. Fire with surround.

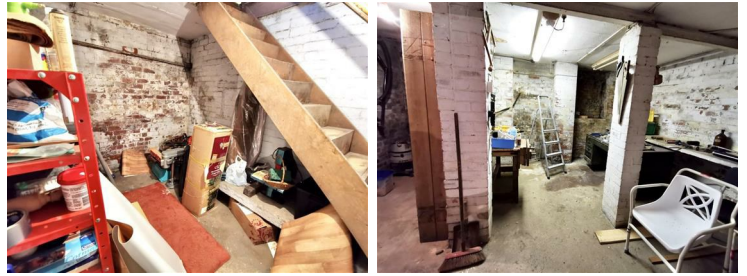
LOUNGE

16'7" x 14'1" (5.064 x 4.3)



A spacious and light living area with large mullion windows offering a pleasant aspect overlooking the gardens. Feature fire and surround. Lovely high ceilings.

CELLAR



Useful storage areas.

FIRST FLOOR



Staircase from ground floor with a flood of natural light from the front aspect stain glass windows.

BEDROOM ONE

14'1" x 11'5" (4.3 x 3.5)



A spacious master bedroom with stunning far reaching views from the front elevation window.

BEDROOM TWO

15'3" x 8'5" (4.669 x 2.568)



Good size double bedroom with a window to the rear elevation.

BEDROOM THREE

9'4" x 6'8" (2.848 x 2.051)




Good size third bedroom with a window to the side elevation.

EXTERNAL



Stunning gardens sit to the front of this family home. Private entrance from the Hough. Garage.

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		
England & Wales 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		
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