



## 1 Park Villa Windmill Hill, Northowram, Halifax, West Yorkshire, HX3 7DD By Auction £280,000

\*\*\*FOR SALE BY AUCTION\*\*\*FOUR BEDROOM SEMI\*\*\*POTENTIAL TO BUILD IN GARDEN\*\*\*

HAMILTON BOWER are pleased to offer for sale BY AUCTION this stunning period property. The residence forms part of the locally renowned former Brewers House which was divided in two to create this large family home. Comprising of entrance hallway, lounge, dining room, kitchen, large cellars, three first floor bedrooms, house bathroom and a fourth bedroom to the second floor. Large gardens offer an amazing opportunity to develop another property, subject to planning consents, or enjoy the stunning gardens as they are.

FOR SALE BY THE MODERN METHOD OF AUCTION PLEASE NOTE BUYING FEES APPLY.

TO VIEW CONTACT HAMILTON BOWER TODAY!!

## ENTRANCE

A grand entrance into a tiled hallway with doors off and a staircase to the first floor.

## LOUNGE

18'9" x 16'3" (5.736 x 4.961)



A stunning room with a flood of natural light from the large bay fronted mullion windows. Feature fire surround and fire place. Lovely high ceilings with many original features.

## DINING ROOM

17'2" x 16'3" (5.243 x 4.961)



A spacious and light sitting/dining room with two large windows to the front and rear aspects offering an abundance of natural light. A great space that could be opened up to for a stunning kitchen. Gas fire.

## KITCHEN

10'11" x 8'0" (3.343 x 2.460)



A traditional fitted kitchen with a range of wall and base units, contrasting work surface and sink unit. Double oven and hob. Window to the rear aspect.

## W.C

W.C situated at the head of the cellar.

## CELLAR



Two large rooms ideal for conversion one with a large open fire.

## FIRST FLOOR



A stunning staircase leads to the first floor. A flood of light hits this space via the large mullion stain glassed windows.

## BEDROOM ONE

16'4" x 13'1" (5 x 4)



Stunning far reaching views complement this large master suite. A central original cast iron fire place with Victorian tiling finishes off this amazing space. A room that has to be seen to fully appreciate its size and views.

## BEDROOM TWO

16'4" x 7'5" (5 x 2.286)



Large double bedroom situated to the rear of the property.

## BEDROOM THREE

12'9" x 9'6" (3.9 x 2.9)

A good size double bedroom with stunning views over the gardens and beyond.

## BATHROOM



A traditional five piece suite with a bath, shower cubicle, wash basin, W.C and bidet.

## ATTIC BEDROOM

14'11" x 10'3" (4.547 x 3.13)




A stair case leads to a further bedroom on the second floor. Spacious double bedroom with a sink unit. Natural light flood the room from a Velux window. Spacious under eaves storage cupboards.

## EXTERNAL



A rare to the market property sits nestled away in a secluded position and has LAND. The land is ideal for building subject to necessary planning consent from the local council. The property has two access points one on a cobbled private driveway and another off Windmill Hill. The property benefits from ample 5/6

off road parking spaces and a garage with an adjacent workshop. Large gardens sit to the front of the property. Has to be seen to be fully appreciated. The red line boundary search will be with the legal pack for people to access the number of properties that could be built in the grounds subject to planning.

Energy Efficiency Rating		
	Current	Potential
Vary 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
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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