reloc8
estate agents

10 St. James Square, Northowram, Halifax, HX3 7HL

£145,000

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
01422 756001

hello@reloc8properties.com
www.reloc8properties.com

10 St. James Square, Halifax HX3 7HL

A beautifully presented and recently renovated two-bedroom mid-terrace home situated in the heart of the sought-after village of Northowram. Combining character features with modern finishes, the property offers a spacious living room, stylish fitted kitchen, useful cellar storage, two well-proportioned bedrooms, and a contemporary bathroom. Externally, there is a private enclosed courtyard garden, ideal for outdoor entertaining. Conveniently located within walking distance of local amenities, village pubs, and countryside walks, with excellent transport links to Halifax, Bradford, Leeds, and the M62, this charming home is perfectly suited to first-time buyers, professionals, or downsizers.

2 1 null D

Council Tax Band: A

Nestled within the heart of the ever-popular village of **Northowram**, Number 10 St James Square is a beautifully presented two-bedroom mid-terrace home that has been thoughtfully renovated to a high standard throughout. Offering stylish accommodation with character features, this charming property is ideally suited to first-time buyers, professionals or those looking to downsize.

Enjoying a convenient location within walking distance of local amenities, village pubs and countryside walks, the property also benefits from excellent commuter links to Halifax, Bradford, Leeds and the M62 motorway network.

Living Room
A welcoming and beautifully presented reception room featuring a decorative fireplace with timber surround and marble hearth, creating an attractive focal point. A large front-facing window allows plenty of natural light to flood the room, whilst the staircase rises to the first floor. The room provides ample space for comfortable seating and everyday living.

Kitchen
Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units complemented by metro-tiled splashbacks and contrasting work surfaces. There is space for a washing machine, fridge freezer and additional appliances, together with a stainless-steel sink and mixer tap. A rear-facing window overlooks the courtyard garden and a door provides direct access outside. A further door leads down to the useful cellar.

Lower Ground Floor Cellar
A practical and versatile space benefiting from power and lighting, ideal for storage.

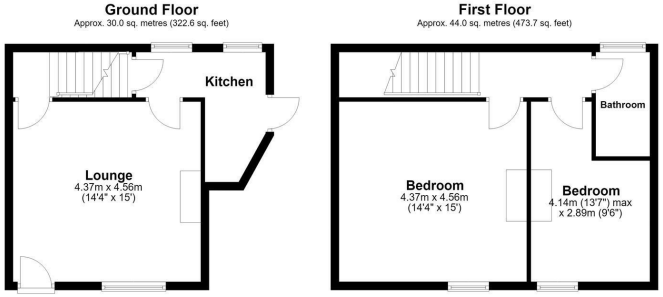
First Floor Landing
Providing access to both bedrooms and the house bathroom.

Principal Bedroom
A generously proportioned double bedroom featuring an original fireplace with stone surround, adding character and charm. Built-in storage cupboards provide practical storage solutions, whilst a window allows for excellent natural light.

Bedroom Two
Currently utilised as a home office, this versatile room is also a comfortable double bedroom, making it ideal for guests, children or those working from home.

House Bathroom
Recently refurbished to a high standard, the stylish bathroom comprises a large walk-in shower enclosure with electric shower, vanity wash basin with storage beneath and a low-flush WC. Contemporary tiling extends across the walls, creating a clean and modern finish.

Outside
To the rear of the property is a private enclosed courtyard garden, providing a low-maintenance outdoor space perfect for relaxing, entertaining or enjoying al fresco dining during the warmer months.



Total area: approx. 74.0 sq. metres (796.3 sq. feet)

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
01422 756001

hello@reloc8properties.com
www.reloc8properties.com