



## Green Royd Farm Norwood Green, Halifax, HX3 8QE

£375,000

# Green Royd Farm , Halifax HX3 8QE

A charming three-bedroom semi-detached cottage situated in the ever-sought-after location of Norwood Green.



#### Entrance.

Leading from the large porch, ample storage for shoes and coats.

#### Kitchen.

A fully fitted farmhouse-style kitchen with a range of floor and wall-mounted storage units. Integrated gas stove with overhead extractor unit and oven. Plumbing for a washing machine with a Belfast sink. The kitchen can accommodate a large dining table and chairs.

#### Lounge.

A stylish family lounge that can accommodate a large sofa suite, coffee tables and media unit. Feature fireplace with exposed wooden beams.

#### Sung.

An additional lounge that can accommodate a sofa suite with a feature log-burning stove and mantle piece.

#### First Floor Landing.

Leading to bedrooms one, two, three and the house bathroom.

#### Bedroom One - Principal Room.

The principal bedroom can accommodate a double bed, bedside tables and free-standing bedroom furniture.

#### Bedroom Two.

A double bedroom that can accommodate a double bed and free-standing bedroom furniture.

#### Bedroom Three.

A double bedroom that can accommodate a double bed and free-standing bedroom furniture.

#### House Bathroom.

A stylish and fully tiled house bathroom with a walk-in shower unit, low-level flush W.C. and wash hand basin.

#### Garden & Parking.

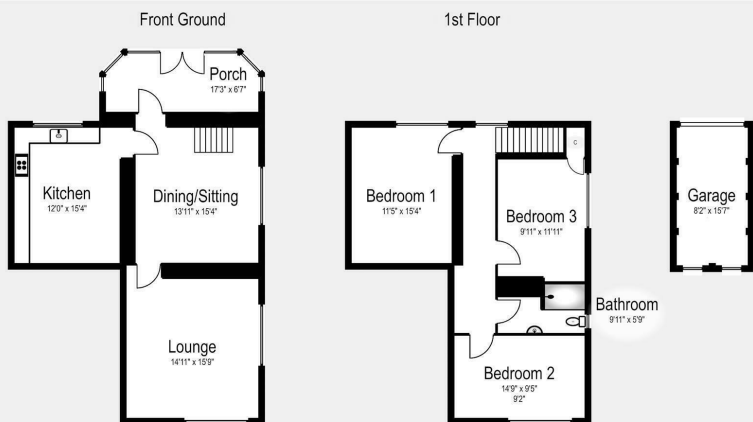
The property benefits from a private lawn with a patio seating area. Private parking for multiple cars.

**\*\*Part exchange available subject to terms and conditions\*\***

#### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





HX3 8QE  
Internal - 1594ft2

Measurements and layout for guidance only.  
All storage spaces may not be displayed.



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.