



2 Ellis Court Village Street, Norwood Green, Halifax, HX3 8QG

Offers In The Region Of £325,000

- Within Exclusive Clocktower Conversion
- Two Double Bedrooms one Ensuite
- Desirable Village Location
- Spacious Lounge with Garden Access
- Beautiful Communal Gardens
- Modernisation Potential

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Rare Opportunity – Charming Ground Floor Apartment in Exclusive Clocktower Conversion

Set within the picturesque and highly desirable village of Norwood Green, this beautifully presented two-bedroom ground floor apartment forms part of an exclusive conversion surrounding a historic listed clocktower. With only three other apartments in the development, properties like this are seldom available and offer a truly unique lifestyle opportunity.



Council Tax Band: C



Key Features:

Private Side Entrance

Offering convenient and discreet access into the apartment.

Spacious Lounge/Dining Room

Light-filled and generously sized, this versatile room features a gas fireplace and French doors that open directly onto a fabulous, private communal garden, perfect for enjoying peaceful outdoor moments.

Kitchen with Dining Space

Currently fitted with an electric oven and gas hob, storage units, plus room for a breakfast table. This space offers potential for modernisation to create a personalised kitchen space.

Two Double Bedrooms

Both bedrooms include fitted wardrobes and feature charming arched windows, one with a ceiling-height fitted wardrobe and the other with a recently refurbished ensuite shower room.

Family Bathroom

A spacious bathroom with full-size bath, bidet, sink and WC.

Integral Garage

Large integral garage to the front aspect, for safe and convenient off-road parking, extra storage or conversion potential subject to the necessary consents.

External

The property benefits from access to a beautifully maintained communal garden, directly off the lounge/diner. The garden is private, peaceful, ideal for enjoying warm weather or a morning coffee.

Character & Potential

Solidly built with distinctive period features, the apartment is ready for light cosmetic updating, giving the new owner a chance to add their own style and flair.

Location

Located in Norwood Green, one of the area's most sought-after villages, you'll find charming countryside walks, a friendly local pub, and welcoming community groups. Despite its tranquil surroundings, the apartment is just a short distance from Brighouse town centre, offering excellent local amenities and strong transport

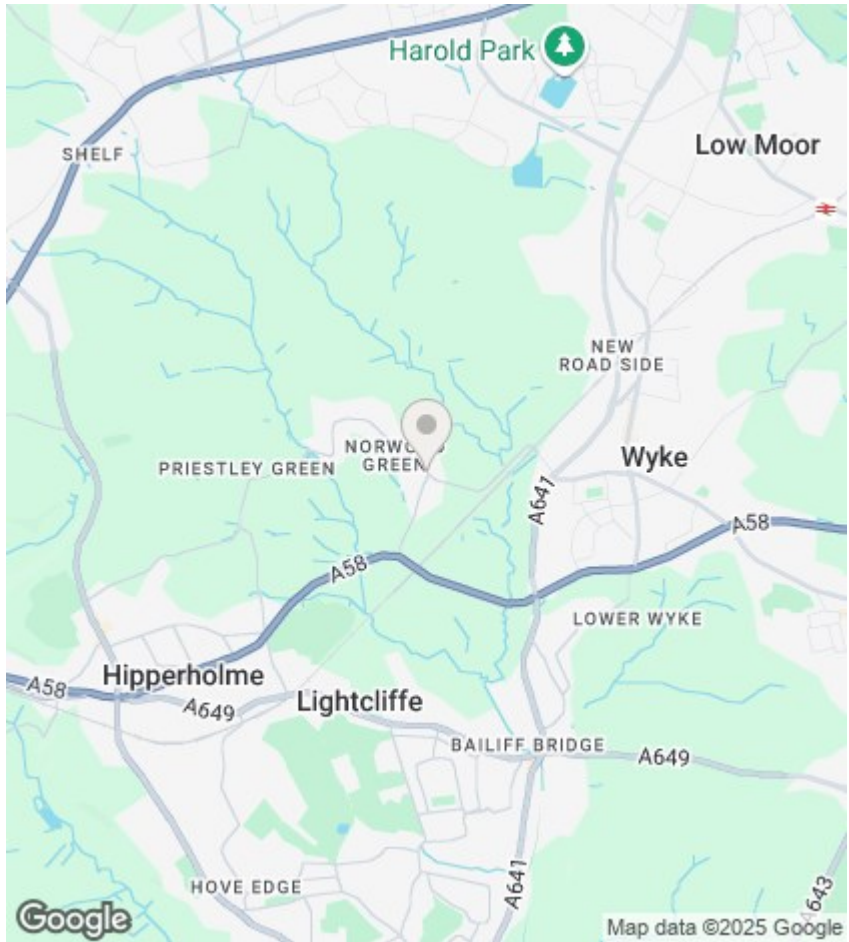
links.

Leasehold & Management

Whilst the property is Leasehold, the four owners within the conversion are also Directors of the management company, giving them full control over maintenance and service fees. This ensures low, manageable costs and excellent upkeep of the building and communal gardens.

Agents 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.



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	

Ground Floor

Approx. 96.8 sq. metres (1041.6 sq. feet)

