



**Chapel Croft, 4 Chapel Street, Norwood Green, Halifax, West Yorkshire, HX3 8QU
Offers In The Region Of £275,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and characterful ONE BEDROOM END-TERRACE COTTAGE with beautiful views of the countryside located in the sought after village of Norwood Green, Halifax - HX3. With off-street parking, an open-plan ground floor, and an occasional room offering a further bedroom area, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance vestibule, living room, snug area, kitchen with dining area, primary bedroom, bathroom and converted loft occasional room with staircase. Externally the property has off-street parking, a low-maintenance garden, and finally a detached shed with power supply. The property benefits from central heating and double glazing throughout, and is within a short walk to the village centre with a range of amenities easily accessible.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Vestibule



Entering the property through a glass-panelled front door into the entrance vestibule. Offering fitted storage cupboards and space for a coat/shoe store.

Living Room

16'3 x 21'9 (4.95m x 6.63m)



Generous open-plan living room with a view to the front/side of the property allowing for an abundance of natural light. The living room offers ample room for a large suite as seen and centres around a open fireplace with gas fire and wooden mantelpiece.

Through a squared entry is a snug area which offers a great view, and to the rear is the kitchen with dining area and an open wood staircase to the first floor.

Snug Area



The snug area leads through a squared entry from the living area offering a split living space. Offering space for a further suite and a great spot to take in the view from the property.

Kitchen

16'3 x 6'5 (4.95m x 1.96m)



Open-plan kitchen leading on the living room with dual-aspect windows allowing for good natural light.

The kitchen is fitted with a good range of matching wooden wall and base units with complementary worktops.

Appliances include - Belfast sink with mixer tap, gas hob with overhead extractor, oven/grill, space and plumbing for a washing machine.

Dining Area



Sitting alongside the kitchen beneath the wooden staircase is a dining area allowing for a table with chairs as seen.

FIRST FLOOR



Bedroom

16'3 x 10'3 (4.95m x 3.12m)

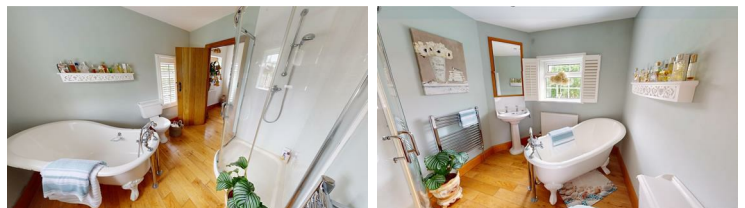


Spacious double bedroom to the first floor enjoying a great view to the front and offering access to the second floor occasional room.

Offering fitted wardrobes to one side, with space for a large bed, side tables and dressing furniture.

Bathroom

10' x 7'10 (3.05m x 2.39m)



Good-sized bathroom with dual-aspect windows and a matching four-piece suite - tub bath, large shower cubicle, wc, wash basin and towel rail.

SECOND FLOOR

Occasional Room

16'3 x 7'6 (4.95m x 2.29m)



Occasional room to the second floor with access via the first floor bedroom.

Currently used as an extra bedroom accommodating two single beds, with dual-skylight windows allowing for good natural light.

EXTERNAL



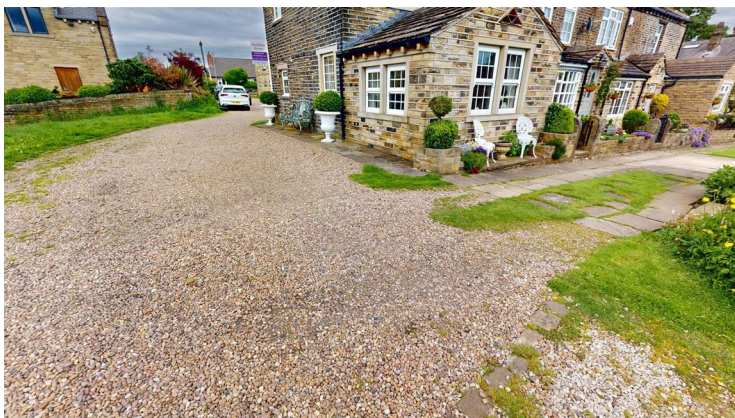
Garden



The property offers a low-maintenance garden to the front which is mainly flagged.

Also offering a detached shed with power supply and patio area.

Driveway



The property offers parking for two cars via the driveway to the front/side of the property.

