

Charnock Bates

The Country, Period & Fine Home Specialist



Station Road
Norwood Green, Halifax, HX3 8PZ

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Location

Set within the highly regarded village of Norwood Green this exclusive new homes development of just eight executive properties, comprises, six detached family homes and two 3 bedroom properties. Constructed of natural stone with aesthetic detailing including Quoins, Mullions, stone Lintels and Sills. The development is ideally situated for an extensive range of local amenities in both Hipperholme and Brighouse, with access to junction 26 the M62 Motorway network approximately 3 miles away.

The village of Norwood Green is set within a semi-rural location, with local walks including the Calderdale Way and picturesque natural areas including Judy Woods, Bottom Hall Beck and Coley all close to hand. Norwood Green has two established public houses, the Olde White Bear dating back to 1646 and The Pear Tree, along with a refurbished village hall with facilities for small community and private events. Made up of some 250 homes, the colourful and well maintained village greens and historic buildings and landmarks including Rookes Hall and the Jubilee Clock Tower make Norwood Green a highly sought after area with house hunters.

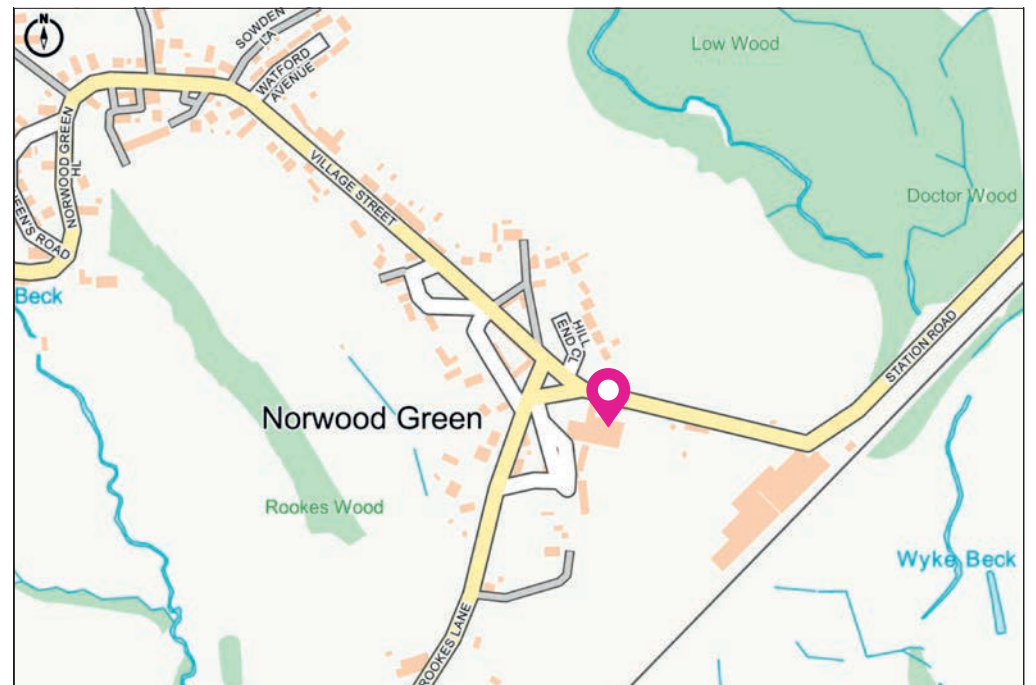


Directions

From Halifax Town Centre proceed along the A58 Godley Road towards Stump Cross. Upon reaching the traffic lights at Stump Cross stay in the right hand lane and continue along the A58 Halifax Road towards Hipperholme proceeding through the traffic lights and continuing along the A58 Leeds Road.

After proceeding along the A58 for approximately 1 mile turn left into Rookes Lane, continue to the top of Rookes Lane and at the T-Junction turn right into Station Road and the development is located on the right.

For satellite navigation: **HX3 8PZ**



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For illustration purposes only.

House styles

Pennistone

£725,000

A generously proportioned 5 bedroom detached family home, having accommodation over three floors briefly comprising: Entrance hall having returned staircase leading to the first floor landing, WC, spacious lounge with dual aspect to the front and rear elevations, large dining/living kitchen with bi-folding doors leading out to the rear garden, Utility room, first floor landing with return staircase leading to the second floor, master bedroom suite with dual aspect along with walk-in dressing room and en-suite bathroom, guest suite having walk-in dressing room and en-suite bathroom, further bedroom and house bathroom. In addition the second floor offers two further bedrooms, and shower room.

Each Pennistone design home boasts a paved hardstanding off-street parking area to the front leading to a double integral garage which can be internally accessed from the utility room, along with external patio area and enclosed garden laid to lawn.

Plots 6 & 7 SAP Rating 87B/Environmental 86B

Pennistone A

Price on application

This one-off individually designed home is unique within this exclusive development and occupies a prominent position with extensive private off-street parking area and gardens to three sides. Providing larger accommodation than the standard Pennistone design, briefly comprising; entrance hall with return staircase leading to the first floor landing, generous lounge with dual aspect to the front and bi-fold doors to the rear elevation leading out to the enclosed patio area and garden, large family living kitchen with bi-fold doors to the rear garden, utility room, WC, first floor landing with return staircase and open plan study/snug, master bedroom suite with Juliette balcony to the rear along with walk-in dressing area and en-suite bathroom, guest bedroom with walk-in dressing area and en-suite bathroom, further double bedroom and house bathroom. Two further bedrooms to the second floor along with shower room.

The Pennistone A house type is situated at the head of the development with off-street parking leading to an integral double garage which can also be accessed internally from the utility room. Externally this unique home has a large enclosed garden and patio to the rear along with garden/patio bordering the entire plot.

Plot 8 SAP Rating 87B/Environmental 86B.



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Ripponden
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01422 823777

Oak House
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