

Charnock Bates



Station Road  
Norwood Green, Halifax, HX3 8PZ

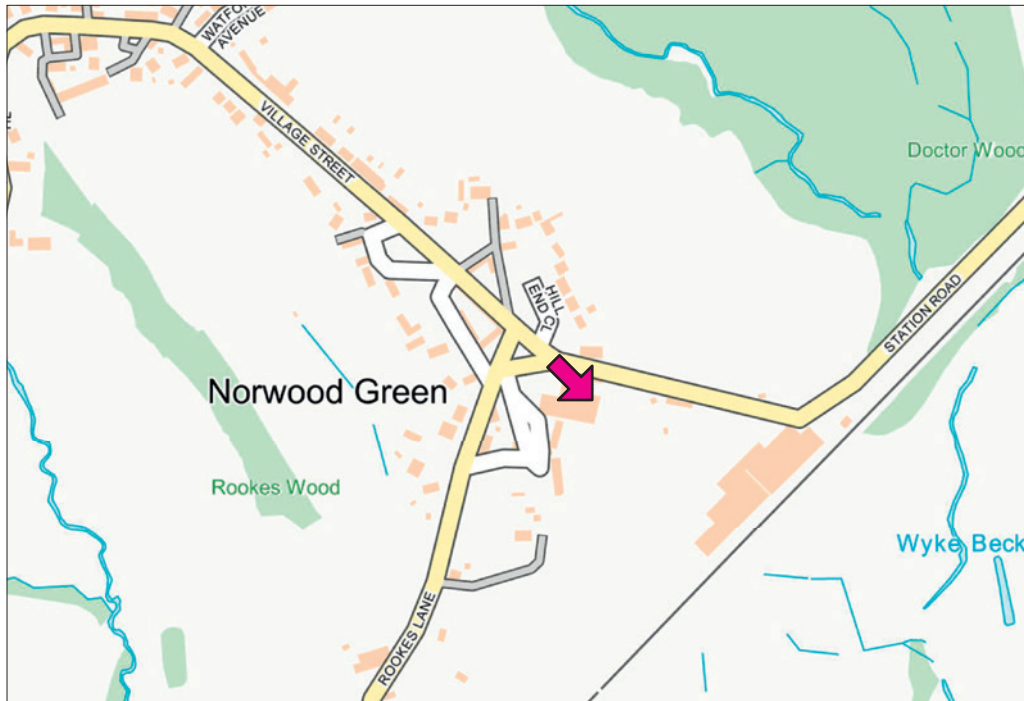




## Location

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 generous semi-detached 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.



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For illustration purposes only.





## Pennistone A

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 study/snug area, master bedroom suite with Juliette balcony to the rear along with walk-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 having skylights with one benefiting from en-suite 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 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. SAP Rating 87B/Environmental 86B.

## Price On Application

## Pennistone

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 and en-suite bathroom, further bedroom and house bathroom. In addition the second floor offers two further bedrooms, one of which benefits from an en-suite 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. Plot 3 SAP Rating 86B/Environmental 85B. Plots 4, 6 & 7 SAP Rating 87B/Environmental 86B

£575,000

## Wentworth

As the only Wentworth design home within the development it provides an ideal opportunity to those purchasers requiring a family home that vary in style and design from other home types on offer. The accommodation briefly comprises; entrance hall with staircase leading to the first floor landing, dining kitchen having French doors leading out to the rear enclosed garden, utility room, WC, first floor landing with return staircase providing access to the second floor, double bedroom with en-suite shower room, double bedroom, two further double bedrooms with Jack and Jill shower room, house bathroom, second floor landing giving access to a stunning master bedroom suite with French doors leading to a balcony area, generous en-suite bathroom leading through to a walk-in dressing room. Externally having paved off-street parking area leading to a single internal garage that can be accessed internally via the main entrance hall, whilst to the rear a generous patio and enclosed garden provides an ideal area for entertaining.

£575,000

## Newlands

Position to the entrance to the development the Newland design semi-detached homes offer family accommodation over three floors, briefly comprising; entrance hall with stairs leading to the first floor landing and access to WC, lounge, dining kitchen with bi-fold doors leading out to the rear garden, first floor landing, double bedroom with en-suite shower room, two further bedrooms and house bathroom, to the second floor a master bedroom is accessed directly from the stairs and provides a generous suite with skylights and benefiting from walk-in dressing room and en-suite shower room. Externally the Newlands have frontage onto Station Road, along with an enclosed rear garden laid to lawn and two parking spaces positioned to the opposite side of the entrance to the development. SAP Rating 86B/Environmental 87B.

£325,000



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