



## Oak Gates

Village Street, Norwood Green, Halifax, HX3 8QG

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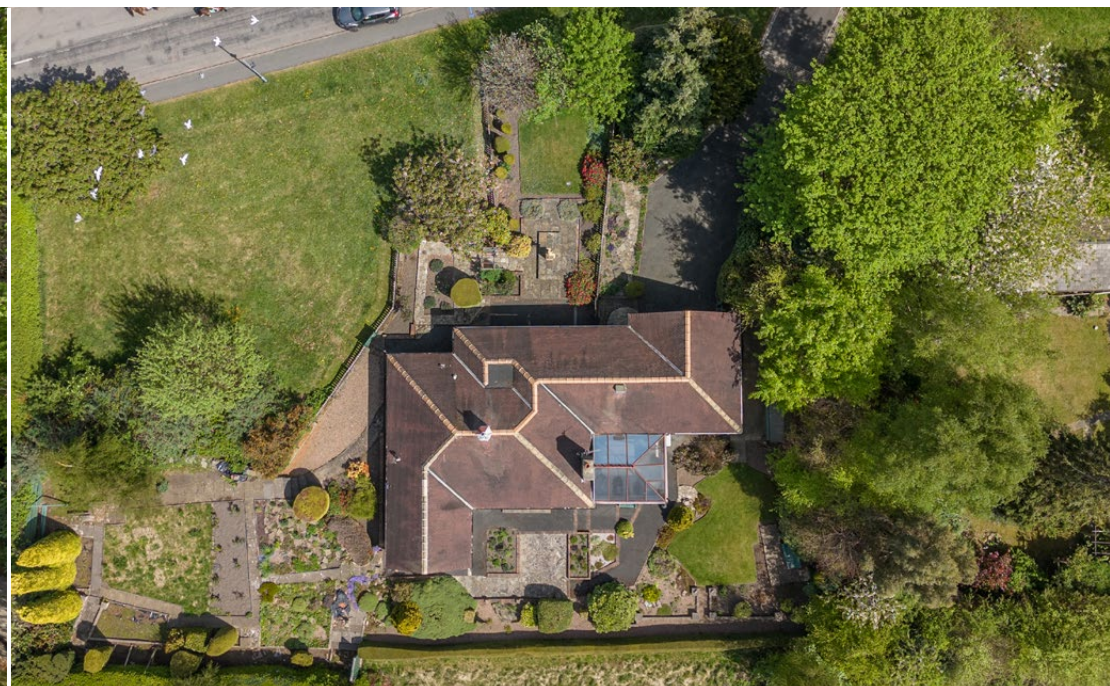
A tranquil home with a rich heritage in the  
heart of Norwood Green



Charnock Bates

The Country, Period & Fine Home Specialist





Oak Gates  
Village Street  
Norwood Green  
Halifax  
HX3 8QG

Guide price: £675,000



DETACHED BUNGALOW



THREE BEDROOMS



DOUBLE GARAGE & DRIVEWAY



WELL-ESTABLISHED GARDEN

Charnock Bates





## A tranquil home with a rich heritage in the heart of Norwood Green

Nestled centrally in the idyllic village of Norwood Green, Oak Gates is a unique and characterful home steeped in history.

The property occupies the former site of five 19th-century cottages known as Cordingley's Buildings, originally built pre-1841 and complete with piggeries. These were replaced in 1955 by the charming residence that stands today. Having only been on the market twice since it was built 70 years ago, this sale presents a rare opportunity.

Positioned on a south-facing plot, Oak Gates enjoys natural light throughout the day, particularly in the lounge and garden areas. The home is set amidst a beautiful, wraparound cottage garden, with uninterrupted views over neighbouring fields – currently allocated on the Calderdale Council UDP as Green Belt.



## Inside the home

- **Three spacious bedrooms**  
Including a light-filled principal suite with corner windows that invite you to sit and enjoy views of the garden and sunshine from the comfort of a windowsill. All bedrooms feature built-in wardrobes or storage, and one benefits from ensuite facilities and dressing room.
- **Elegant reception spaces**  
A generous lounge with full-width picture windows and a stone fireplace forms the heart of the home, complemented by cornicing and a ceiling rose. The adjacent conservatory is bathed in natural light and offers peaceful garden views.
- **Character kitchen**  
Overlooking the front garden through wooden mullion windows, the kitchen features oak base and wall cabinets, an Armitage Shanks sink, and integrated appliances including a freezer, dishwasher, and under-counter fridge.
- **Two bathrooms**  
In addition to the ensuite, the property includes two further bathrooms with walk-in showers. One also has a bidet and corner bath, ideal for family living or visiting guests.
- **Double garage and utility room**  
Accessible via the hallway, the double garage features windows, storage above, and a utility area with a washing machine included.













## Garden and grounds

The dreamy, well-established garden wraps around the property, framed by the serenity of an open field. A shed and charming green slatted bench are included. The driveway crosses common land with grass verges on either side, offering a natural, welcoming approach.





## Additional information

- **Fixtures and fittings**

Carpets, curtains, and light fittings will be included in the sale.

- **Council Tax:**

Calderdale Council – Band F

- **Tenure:**

Freehold

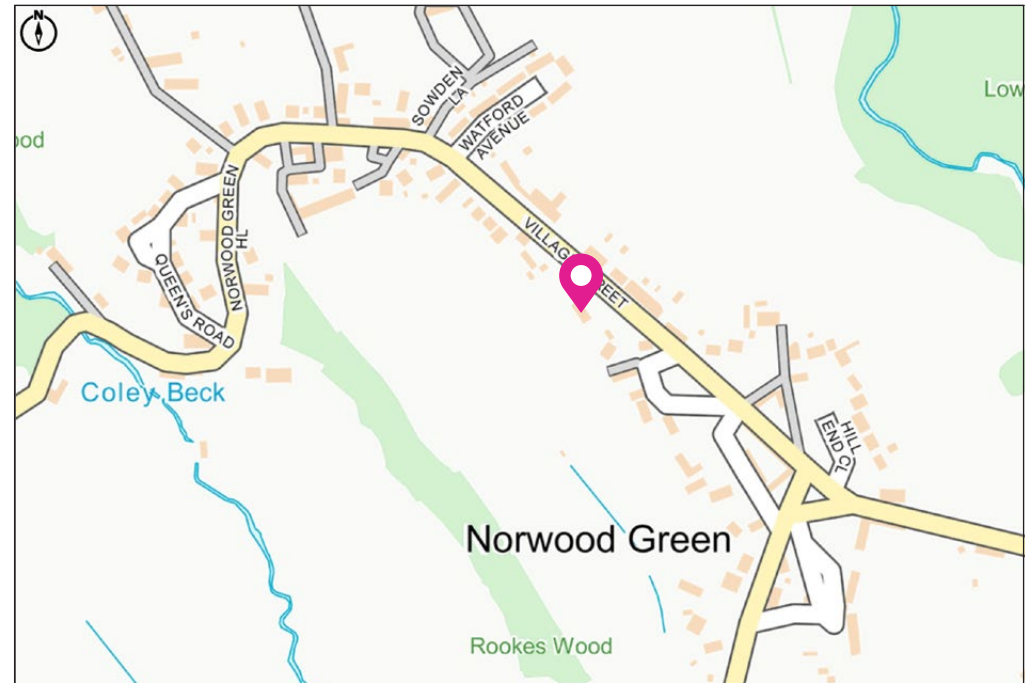
- **Wayleaves, easements, and rights of way**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

- **Services**

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

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Get in touch to arrange your private tour today.

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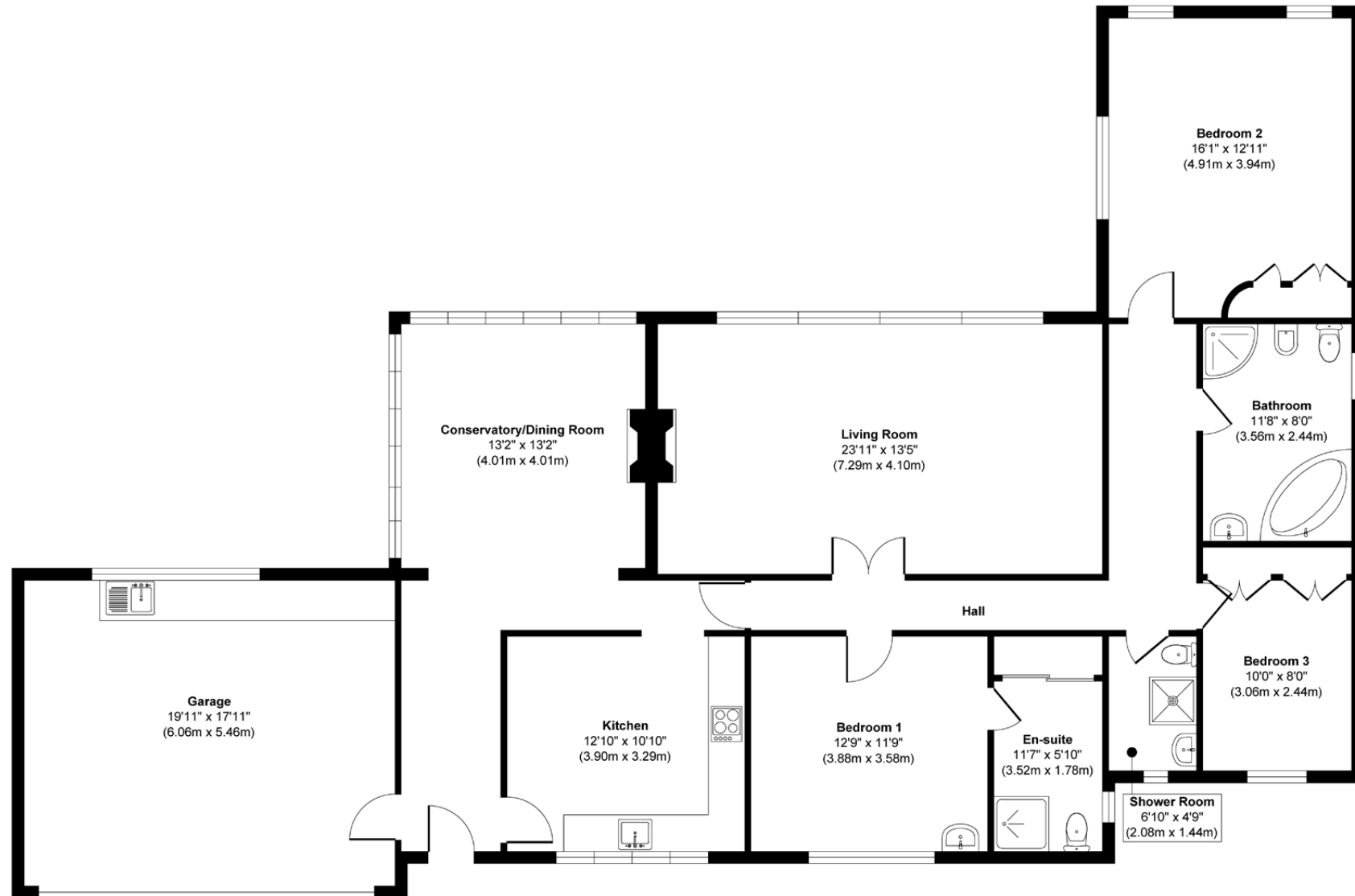
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# Floor Plan



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Total approximate floor area:  
**1,937 sqft (179.97m<sup>2</sup>)**  
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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