

Peter David

Properties Ltd

Residential Sales and Lettings



Honeysuckle Cottage Church View

Halifax, HX3 8QN

£525,000



Honeysuckle Cottage Church View

Norwood Green, Halifax, HX3 8QN

£525,000



Welcome to this charming detached house located in the sought-after village of Norwood Green, Halifax. This property boasts four bedrooms with three of them located on the ground floor for ease and convenience.

Situated in a delightful area close to the countryside and a village pub, this home offers the perfect blend of tranquillity and community whilst still being within easy reach of major transport networks and good local schools. The mature gardens surrounding the property provide a peaceful retreat, while the driveway offers convenient off-road parking.

Step inside to discover the spacious accommodation this extended character home has to offer. With its unique layout and charming features, this property is full of potential to be transformed into your dream home.

Internal accommodation comprises an entrance hallway, kitchen diner, living and dining room, three ground floor bedrooms and a bathroom, as well as a fourth bedroom to the first floor with en-suite facilities.

Entrance Hallway

Providing access to the kitchen and first floor accommodation.

Kitchen Diner

With wooden base and wall units, a range cooker and hob, space for a washing machine, drier, and dishwasher as well as a fridge and freezer.

Living Room

Overlooking the rear garden with patio doors opening to allow access outside, the living room is a spacious environment to relax and entertain with a feature fireplace.

Bedroom One

A spacious double bedroom on the ground floor overlooking the rear garden with high ceilings and painted beams.

Bedroom Two

A double bedroom to the first floor with a dark green colour scheme, built in wardrobes and access to the en-suite

En-Suite

Dark grey tiling with a walk in shower, sink, w/c and heated towel rail.

Bedroom Three

A double bedroom on the ground floor with exposed wooden beams and red carpets.

Bathroom

A four-piece bathroom suite with a free standing shower, bath tub, w/c and double sinks. White tiling and built in cupboards.

Bedroom Four - Study

Overlooking the side of the property with a glazed door from the hallway, the room is currently used as a study space but could also be used as a bedroom.

External

The property is set back from the road behind a private driveway with ample parking for four cars. The garden has a southerly outlook with mature lawns and an outbuilding, as well as a greenhouse.

Directions

For Satnav please use the postcode HX3 8QN

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



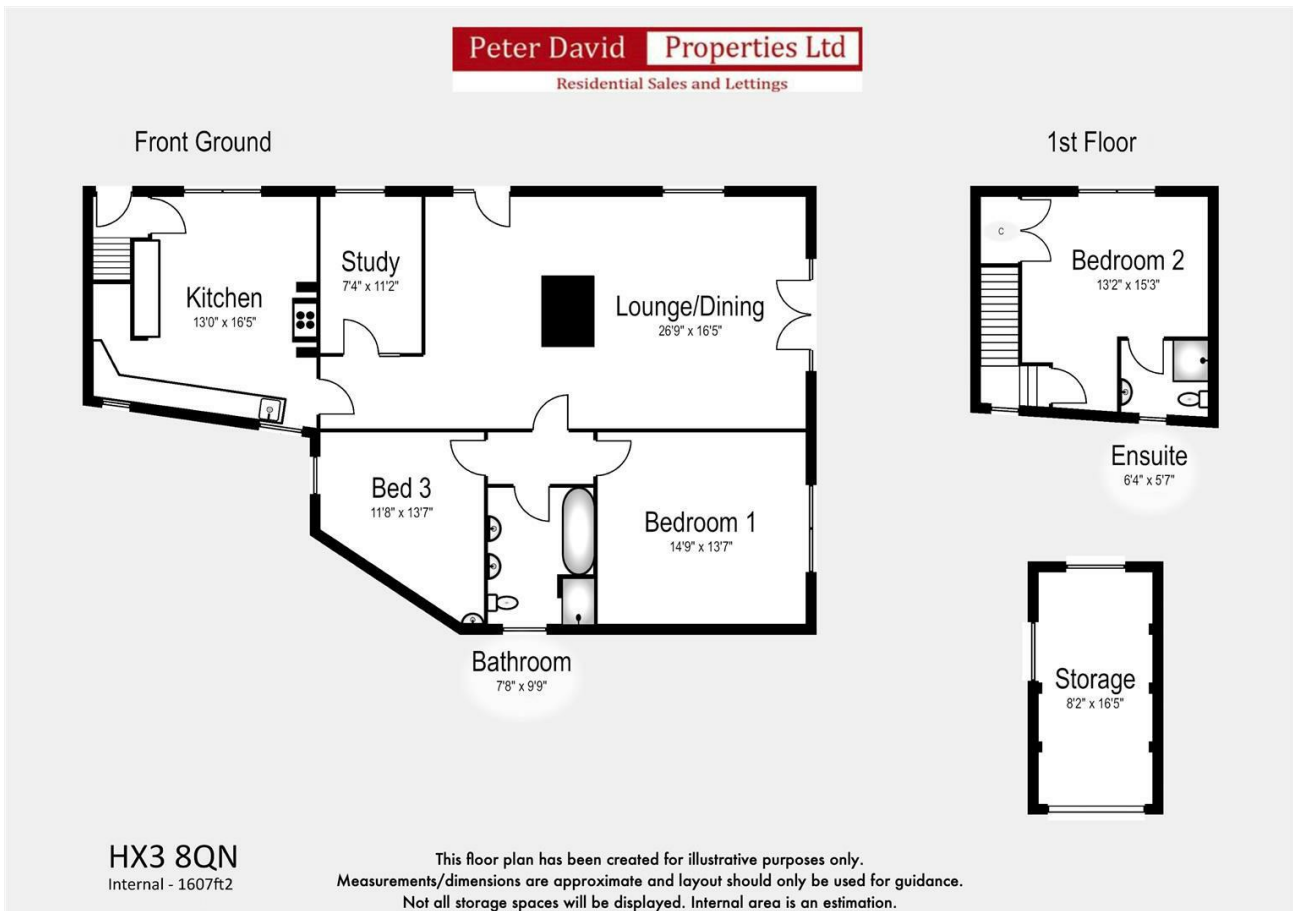
Hybrid Map



Terrain Map



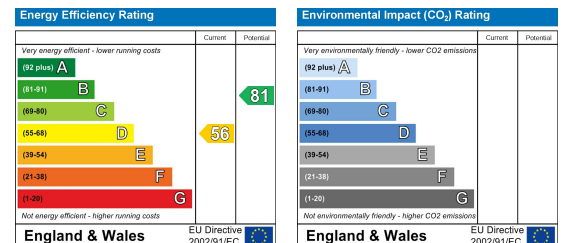
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.