

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Laburnum Cottage, Laburnum Terrace

Halifax, HX3 8PZ

**£430,000**

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Norwood Green, Halifax, HX3 8PZ

**£430,000**



Welcome to Laburnum Cottage, a unique property in the desirable location of Norwood Green, with countryside walks and a village pub on hand, the village is also close to the amenities and transport links of Brighouse town centre.

This charming property offers spacious rooms and is well-appointed throughout, internally comprising: an entrance hallway, a living room, a dining room, a sun room, a ground floor bathroom, a ground floor shower-room, a ground floor double bedroom and a first floor bedroom. The property also benefits from a storage cellar to the lower ground floor.

Externally the cottage has a wonderful courtyard with stone flags providing off road parking space, as well as a patio. Mature border plants add to the charm and provide a perfect space to relax on sunny days.

The property offers both style and convenience and offers a great opportunity for somebody looking for a home with character. With the majority of its accommodation set over one floor, it also provides ease of access with a ground floor bedroom, shower room and bathroom.

It's location means that residents will have easy access to a range of amenities including shops, restaurants, and parks, yet has it's own privacy, off-road parking and an easy-to-maintain garden courtyard. A downstairs bedroom a two bathrooms add practicality to the homes accommodation.

Don't miss out on the opportunity to make this house your home - contact us to today to arrange your viewing!

**\*\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

## Entrance Hallway

Leading into the kitchen and living room.

## Living Room

The neutrally decorated living room has a staircase to the first floor accommodation and a window to the front aspect. The focal point is the fireplace, housing a gas stove.

## Dining Room

A pleasant dining room with a spotlight ceiling and a window to the side aspect.

## Sun Room

A bright and versatile space, the sun room offers the perfect space to relax! Featuring bi-fold doors overlooking the garden, and a velux window.

## Ground Floor Shower Room

A modern and neutrally decorate shower room, with a hand basin and a WC, as well as a walk-in shower. Window to the side aspect.

## Kitchen

The kitchen has high-specification cream wall and base units, granite work surfaces, an inset sink and an integral oven with an electric hob. Window to the rear aspect. A large trap door provides access to the cellar with a strut for ease of access.

## Ground Floor Bedroom One

A double bedroom with a window to the front aspect and fitted wardrobes.

## Ground Floor Bathroom

The bathroom is part-tiled with a panelled ceiling and features a three piece suite, comprising: a WC, a hand basin and a bath with an overhead shower. There is a heated towel rail and obscured window to the rear aspect.

## First Floor Bedroom

A good sized double bedroom with plenty of storage/wardrobe space available. Velux-style window.

### Cellar

A useful storage cellar.

### External

The property benefits external space to the front and rear, which are easy-to-maintain. The front gardens has space to be used as a driveway, providing off-road parking, with mature plants.

### Viewings

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

### Directions

For Satnav please use the postcode HX3 8PZ

### 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



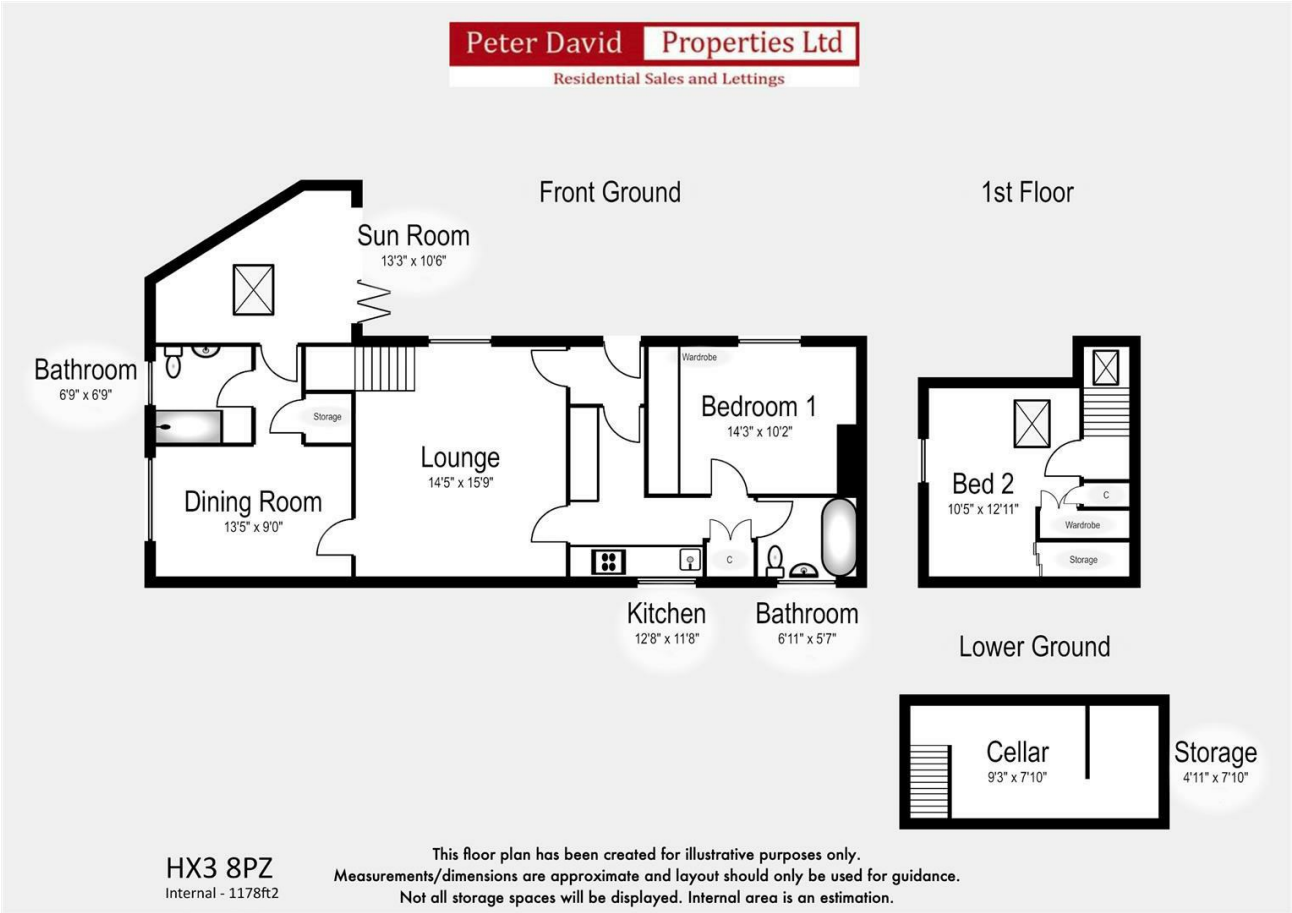
Hybrid Map



Terrain Map



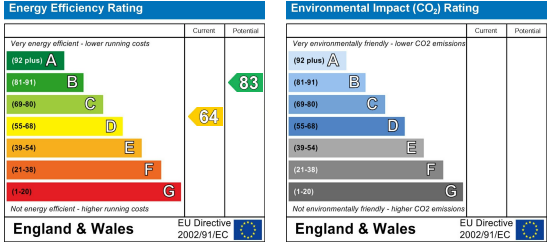
Floor Plan



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



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