

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 Watford Avenue

Halifax, HX3 8QL

**£249,950**





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Norwood Green, Halifax, HX3 8QL

**£249,950**



Nestled in the charming village of Norwood Green, this fully renovated terraced house on Watford Avenue presents an exceptional opportunity for those seeking a modern home in a desirable location. The property boasts two well-proportioned bedrooms and a stylish bathroom, making it perfect for small families or couples.

Upon entering, you will be greeted by a welcoming reception room that flows seamlessly into a brand-new kitchen, finished to a high standard. This space is ideal for both cooking and entertaining, providing a warm and inviting atmosphere. The property also features a driveway with parking for two vehicles, along with a garage, ensuring ample space for your vehicles and additional storage.

The outdoor area is equally impressive, with a lovely garden that offers a tranquil retreat for relaxation or outdoor activities. The combination of modern amenities and traditional charm makes this home a rare find.

Situated in the sought-after area of Norwood Green, you will enjoy the benefits of village life while being conveniently close to local amenities and transport links. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to own this delightful home in a picturesque setting.

## Entrance

Leading in from the front of the home with oak laminate flooring.

## Living Room

Overlooking the front aspect of the home with a bay window allowing plenty of natural light, the living room has a neutral white colour scheme with new grey carpets. Ceiling spotlights add a stylish touch bringing the home perfectly up to date and a newly installed feature multifuel stove provides the focal point.

## Kitchen

Overlooking the rear of the home with deep blue base and wall units, this stylish kitchen features built in oven, induction hob and fridge freezer and also benefits from storage space under the stairs. with under unit lighting and white tiled splashbacks, the kitchen is a stunning space in which to enjoying cooking your meals.

## Landing

Access to the loft.

## Bathroom

A brand new bathroom suite with a bath tub, over bath shower, hand basin and w/c as well as additional storage space.

## Bedroom One

A double bedroom overlooking the front of the home with new carpets and ceiling spotlights.

## Bedroom Two

A double bedroom overlooking the rear of the home with new carpets and ceiling spotlights.

## External

The property is set back from the road behind a new driveway. A paved patio area and stone steps lead up

to the front door. To the rear of the home is a lovely private garden with a lawn extending away from the home, a patio area, fencing to either side and a detached single garage at the far end which provides useful parking and storage space accessed from the road behind.

### Directions

For Satnav please use the postcode HX3 8QL.

### Viewings

Viewings are strictly by appointment only. Please contact SW 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 SW PROPERTY 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



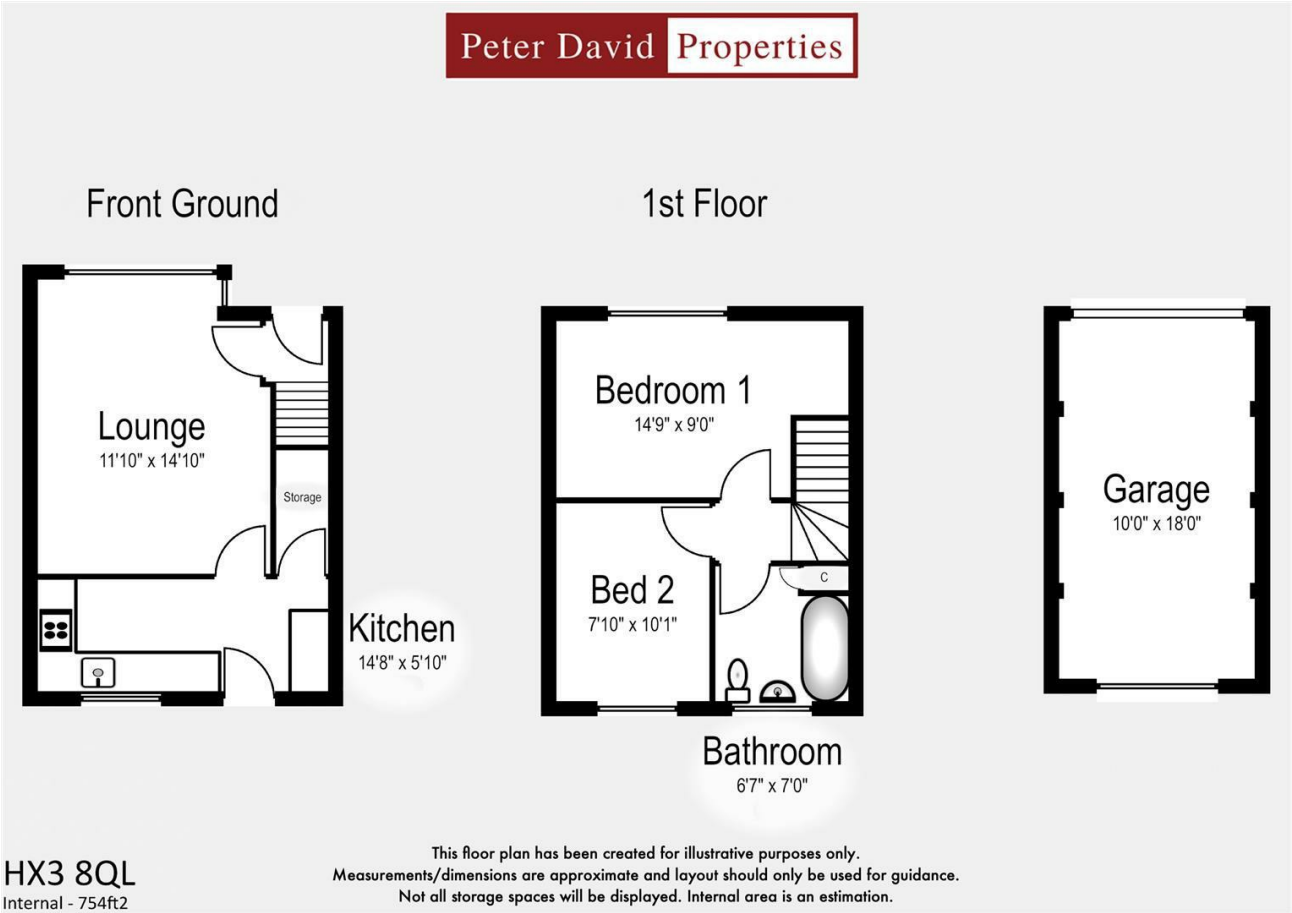
Hybrid Map



Terrain Map



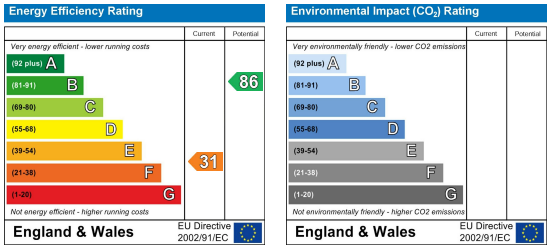
Floor Plan



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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