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4 Chapel Street, Norwood Green, Halifax, HX3 8QU

Asking Price £290,000

- Highly Desirable Village Location
- Period Stone Built Cottage With A Wealth Of Character
- Modern Fitted Dining Kitchen
- Double Bedroom & Loft Conversion
- Easy Acesss To M62 Hipperholme, Halifax & Leeds
- Attractive Rural Views
- Extended Lounge With Snug
- Delightful Bathroom
- Garden & Stone Garden Store
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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Situated in one of Calderdale's most sought-after residential locations, in the heart of Norwood Green, lies this delightful extended stone-built cottage providing extremely attractive accommodation with a wealth of charm and character.

Just step inside this charming period cottage and you cannot fail to be impressed by the attractive accommodation provided, which has an abundance of quality fixtures and fittings. The property briefly comprises an entrance vestibule, spacious extended lounge with snug area, modern fully fitted kitchen with dining area, one double bedroom, spacious bathroom, loft conversion/bedroom two, gardens, off-road parking, uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Norwood Green, Hipperholme and Lightcliffe, as well as easy access to Halifax, Leeds and the M62 motorway network. Very rarely does the opportunity arise to purchase such a delightful cottage in this sought-after location and, as such, an early inspection to view, in order to avoid disappointment, is strongly recommended.

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Council Tax Band: B

ENTRANCE VESTIBULE
Composite panel front entrance door opens into the entrance vestibule with useful built-in storage cupboard and stone flagged floor.

From the entrance vestibule door opens into the

LOUNGE
16'2" x 11'9"
The central feature of this attractive room is the inglenook fireplace incorporating a multi-fuel stove set on a stone hearth with timber mantel above. uPVC double glazed window to the side elevation enjoying attractive views, television point and fitted carpet.

From the lounge through to the

SNUG
10'9" x 8'6"
Featuring exposed ceiling beams, uPVC double glazed windows to the front and side elevations enjoying attractive views and flooding the room with natural light. Inset spotlight fittings to the ceiling, double radiator and fitted carpet.

From the lounge through to the

DINING KITCHEN
16'1" x 6'9"
The kitchen is fitted with a range of modern wall and base units incorporating matching granite work surfaces with a four-ring gas hob, extractor in canopy above, fan-assisted electric oven and grill, white Belfast sink unit with mixer tap, integrated fridge and integrated washing machine. This delightful kitchen has matching granite splashbacks with complimenting colour scheme to the remaining walls, and a stone flagged floor, uPVC double glazed windows to the side and rear elevations enjoying attractive views, and inset spotlight fittings to the ceiling. There is a small dining area to the side of the kitchen.

From the lounge an open staircase leads to the

FIRST FLOOR LANDING
Spindled staircase rises from the lounge to the first floor landing with solid wood flooring, uPVC double glazed window to the rear elevation, double radiator and inset spotlight fittings to the ceiling.

From the landing door to

BATHROOM
7'11" x 9'8"
This spacious bathroom is fitted with a white four-piece suite comprising pedestal wash basin, low flush WC, Victorian-style freestanding claw-foot bath with shower mixer tap and a walk-in corner shower cubicle. The shower area is tiled with complementing dūcor to the remaining walls and a matching wood floor. uPVC double glazed windows to the rear and side elevations with colonial-style shutters, inset spotlight fittings to the ceiling and chrome heated towel rail.

From the landing door to

BEDROOM ONE
10'11" x 10'3"
This delightful double bedroom has a uPVC double glazed window to the front elevation enjoying attractive views. Built-in wardrobes are fitted to one side of the chimney breast. Double radiator and a solid wood floor.

From the bedroom a door opens to stairs with a fitted carpet leading to the

LOFT CONVERSION / BEDROOM TWO
14'0" x 8'7" (restricted headroom)
this converted loft room features exposed ceiling beams, two skylight windows and A fitted carpet.

GENERAL
The property is constructed of stone and is surmounted by a stone slate roof. It has the benefit of all mains services including gas, water and electricity, with the benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B.

EXTERNAL
To the front of the property there is a small garden with flagged pathway leading to the front entrance door. There is also a stone-built outhouse providing useful storage together with a flagged patio and mature plants and shrubs. To the side of the property there is a flagged seating area. To the rear is a gravelled area together with access to a private gravelled road providing off-road parking facilities.

Directions

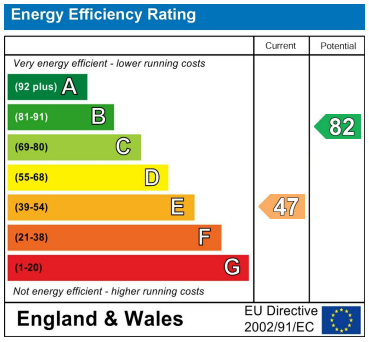
SAT NAV HX3 8QU

Viewings

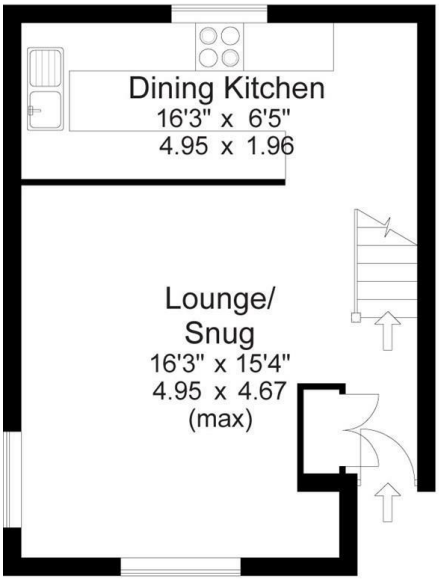
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

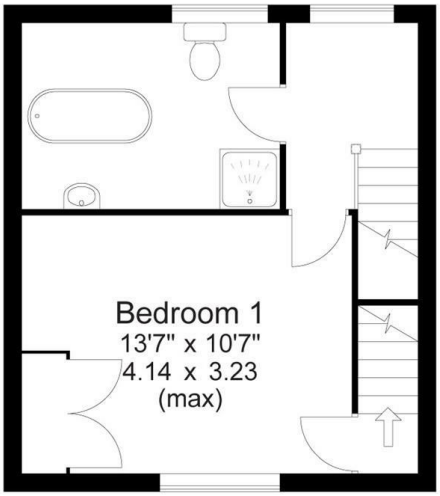
E



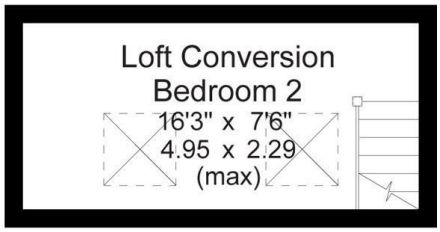
Approx Gross Floor Area = 793 Sq. Feet
= 73.7 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

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