



## Green Royd House Norwood Green, Halifax, HX3 8QE

Offers Over £680,000

- : Highly Desirable Village Location
- : 3 Reception Rooms
- : 2 Bathrooms
- : Easy Access to Leeds, Hipperholme, Brighouse & M62
- : Realistically Priced
- : Period Semi Detached Family Home
- : 4 Bedrooms
- : Delightful Private Walled South Facing Garden
- : Superb Family Home
- : Viewing Essential

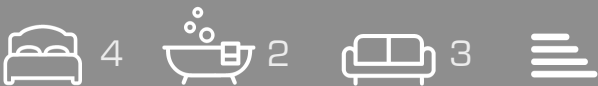
# Green Royd House , Halifax HX3 8QE

Situated in the heart of the sought after village of Norwood Green, lies this period semi detached residence providing a spacious 4 bedroomed family home. Although the property requires some cosmetic attention just step inside this character property and you can't fail to be impressed with the spacious accommodation provided with the benefit of a large private walled garden to the front.

The property briefly comprises of an entrance hall, 3 reception rooms, breakfast kitchen, downstairs shower room, cellar, 4 bedrooms, bathroom, gas central heating majority double glazing and a delightful private garden to the front with a summerhouse.

The property provides excellent access to the local amenities of Norwood Green, Northowram & Hipperholme as well as easy access to Leeds and the M62.

Very rarely does an opportunity arise to purchase a spacious family home in one of Calderdale's premier residential locations and as such an early appointment to view is absolutely essential.



Council Tax Band: F



### ENTRANCE HALL

The front entrance door opens into the entrance hall, featuring cornice detailing to the ceiling and a fitted carpet, which continues through into the principal reception rooms.

From the entrance hall a door opens into the

### SITTING ROOM

19'2" x 13'0"

The sitting room is a well-proportioned family room featuring a fireplace to the chimney breast incorporating a coal-effect living flame gas fire set on a matching hearth. Built-in shelving to either side of the chimney breast provides excellent display facilities. A bay window with sash cord windows to the front elevation enjoys an attractive garden outlook. The room benefits from exposed beams with matching cornice detailing to the ceiling, a TV point, fitted carpet, and one double radiator.

From the entrance hall a door opens to the

### DINING ROOM

13'5" x 17'4"

The dining room features a fireplace to the chimney breast incorporating a coal-effect living flame gas fire on a matching hearth. Exposed beams with matching cornice detailing enhance the character of the room. Stone mullioned sash cord windows to the front elevation enjoy an attractive garden outlook. The room benefits from two double radiators and a wood floor, with a connecting door leading through to the

### LOUNGE

19'7" x 16'4"

This spacious second reception room features delightful exposed beams and cross beams to the ceiling. Windows to both the front and side elevations provide the room with a light and spacious aspect. Additional features include wall-mounted inset TV fittings, one double radiator, and a door leading to the entrance porch. The porch features stained glass windows to three elevations with a further door opening directly onto the private front garden. There is a mezzanine floor in the lounge providing excellent storage

space.

From the lounge a door opens to the

### INNER HALL

Which also provides access to the kitchen and shower room. Built-in glass fronted cupboards provide excellent storage and display facilities, along with access to a loft space offering useful additional storage.

From the inner hall door opens to the

### SHOWER ROOM

The shower room is fitted with a modern white three-piece suite comprising a hand wash basin with mixer tap, low-flush WC, and a walk-in shower cubicle with shower unit. The room is fully tiled, including the floor, and benefits from a chrome heated towel rail, radiator, and inset spotlight fittings to the ceiling.

From the inner hall door opens to the

### BREAKFAST KITCHEN

15'6" x 12'11"

The breakfast kitchen is fitted with solid wood base units incorporating matching marble work surfaces and a white enamel Belfast sink with mixer tap. Appliances include a gas-fired AGA and an integrated dishwasher. Stone mullioned windows to the rear and side elevations provide a light and spacious feel to the breakfast kitchen which also includes a panelled ceiling with exposed beam and inset spotlight fittings, rear entrance door, and a tiled floor.

From the entrance hall a door opens to the

### STORE ROOM / KEEP CELLAR

The store room provides useful storage facilities and has a trap door with steps leading down to a keep cellar, offering further storage potential.

### HALF LANDING

A spindled staircase with fitted carpet rises from the entrance hall to a half landing with a double-glazed window to

the rear elevation. From the half landing, three steps lead to Further stairs rise to the first floor landing, which features a corniced ceiling and fitted carpet.

### BEDROOM THREE

11'3" x 8'10"

Featuring a stone mullioned window with top-opening glazed units to the side elevation. The room includes built-in cupboards, one double radiator, and fitted carpet.

### FIRST FLOOR LANDING

Further stairs from the half landing rise to the first floor landing, which features a corniced ceiling and fitted carpet.

From the Landing door opens to

### BEDROOM ONE

17'7" x 13'3"

A spacious double bedroom featuring a period cast iron fireplace to the chimney breast with built-in wardrobes to one side. A stone mullioned sash cord window to the front elevation enjoys an attractive outlook over the garden. The room benefits from a solid wood floor and one double radiator.

from the entrance hall door opens to

### BEDROOM FOUR / STUDY

14'0" x 4'5"

This versatile room is ideal as a study or occasional bedroom. A stone mullioned sash cord window to the front elevation enjoys an attractive garden outlook. The room benefits from one double radiator, fitted carpet, and access to a loft space.

From the landing door to

### BEDROOM TWO

13'6" x 17'6"

A generous double bedroom featuring stone mullioned sash cord windows to the front elevation overlooking the front garden. Built-in cupboards and a fitted dressing table with drawers are complemented by a solid wood floor, inset spotlight fittings to the ceiling, and one double radiator. Access is provided via a loft ladder to an insulated and partially boarded loft, offering further storage facilities.

### GENERAL

The property is constructed of stone and benefits from all mains services of gas, water, and electricity. Further benefits include gas central heating and partial double glazing. The property is freehold and falls within Council Tax Band F

### EXTERNAL

To the front of the property is an enclosed, private, south-facing walled garden. Double gates open onto a cobbled area providing off-road parking facilities. The garden is predominantly laid to lawn with mature plants, trees, and shrubs, along with a decked area ideal for entertaining. A brick-built summerhouse provides an ideal area for both relaxing and entertaining and is fitted with a white enamel Belfast sink, cupboards, and a built-in barbeque. This delightful walled garden also has a stone-flagged patio area and water feature which further enhances the outdoor space. To the rear of the property, there is an additional cobbled area providing further parking. There is the potential to purchase land near to the property by separate negotiation.

### VIEWING

To view strictly by appointment, please telephone Property@Kemp & Co, on Halifax, on 01422 349222. or via e mail sales@propertyatkemp.co.uk







## Directions

SAT NAV HX3 8QE

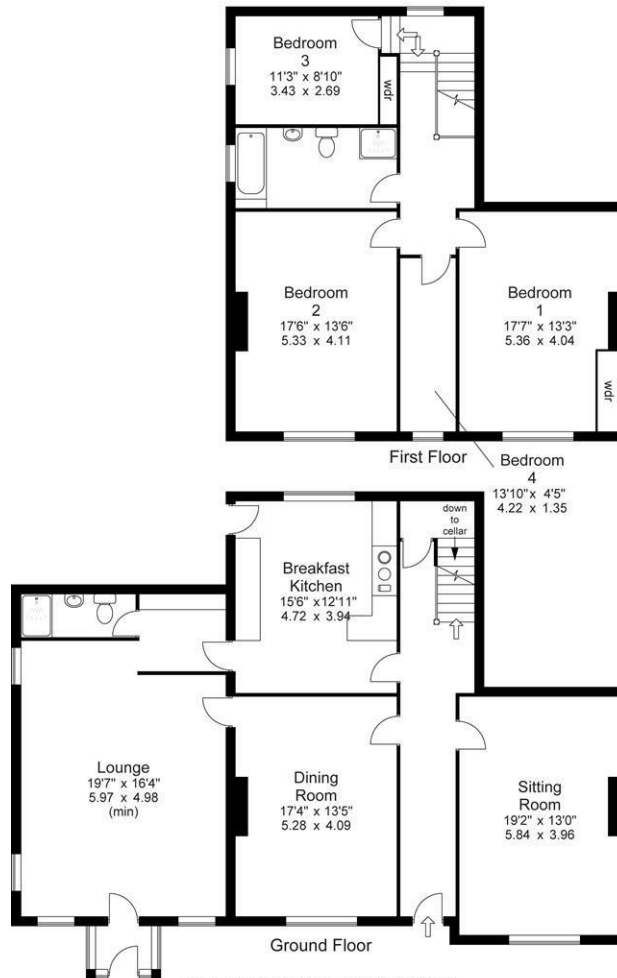
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## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Floor Area = 2171 Sq. Feet  
= 201.7 Sq. Metres



For illustrative purposes only. Not to scale.