Peter David Properties Ltd

Residential Sales and Lettings

28 Watford Avenue

Halifax, HX3 8QL

£300,000

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Norwood Green, Halifax, HX3 8QL

£300,000

Nestled in the charming village of Norwood Green, this fully renovated and extended end of terrace home presents a unique opportunity for discerning buyers. The property boasts a well-thought-out design, finished to the highest standard with quality fixtures and fittings throughout.

Upon entering, you are welcomed into a luxurious reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the extended kitchen diner, which features bi-folding doors that seamlessly connect the indoor space to the south-facing landscaped garden, with a central island, plenty of built in storage space and bespoke lighting arrangements which create a homely environment. This outdoor area is perfect for entertaining or simply enjoying the sunshine.

The master bedroom is a true highlight, offering stunning views through floor-to-ceiling windows that flood the room with natural light. Additionally, the property includes a convenient downstairs w/c, enhancing the practicality of the living space.

With off-road parking for two cars at the end of a quiet cul-de-sac, this home not only provides amazing space but also the convenience that modern living demands. This is a remarkable opportunity not to be missed, ideal for those seeking a stylish and comfortable residence in a desirable location.

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 in from the front of the home and providing access into the lounge as well as upstairs to the first floor accommodation.

Living Room

Overlooking the front of the property, the living room is tastefully decorated setting the tone for the rest of the home with wooden laminate flooring throughout. A feature lined multifuel stove provides the focal point with wall mounted lighting in the alcoves.

Open Kitchen Diner

A stunning open plan and extended kitchen diner with underfloor heating throughout, overlooking the rear of the property with bi-folding doors opening onto the patio. This functional and stylish space provides three distinct areas in one with a kitchen dining space and lounge area making the most of the layout.

The kitchen features a central island with built in fridge, freezer, storage and electrical sockets. The kitchen provides a built in Bosch dishwasher as well as a Belling double oven with 5 gas ring hob and extractor fan, a gold inset sink and drainer built into quartz worktops, gold coloured sockets and lighting and wooden shelving. There is a second integrated fridge and built in washing machine to the far end of the kitchen with built in storage cupboards.

The dining area provides built in seating with storage space underneath and wall mounted feature lights, while the living space makes the most of the views over the garden.

Cloakroom

With a downstairs w/c and hand basin and built in storage space, the cloakroom is a statement space with feature wallpaper showing off the character of the home and benefits from underfloor heating.

Bedroom One

A double bedroom overlooking the rear of the home with floor to ceiling windows making the most of the south facing aspect and views over the surrounding landscape.

Bedroom Two

A double bedroom to the front aspect with a green feature wall and built in storage space.

Bedroom Three

A double bedroom with a south facing aspect currently used as a study and dressing space.

Bathroom

A stunning bathroom with a bath tub, over bath rainfall shower, a hand basin with bult in storage and w/c. The bathroom has been extended and is tastefully finished with green tiling and high-quality fixtures and fittings.

Loft Space

With a boarded loft for storage with a drop down ladder and lighting.

External

The property is situated at the end of a cul-de-sac with a double driveway to the front providing ample off road parking. The rear garden has been beautifully landscape providing a patio area, mature lawn with border plants and a pond, and a decked terrace to the far end with a storage shed. A beautiful space which provides a perfect sanctuary for relaxing and entertaining on sunny days.

Directions

For Satnav please use the postcode HX3 8QL

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

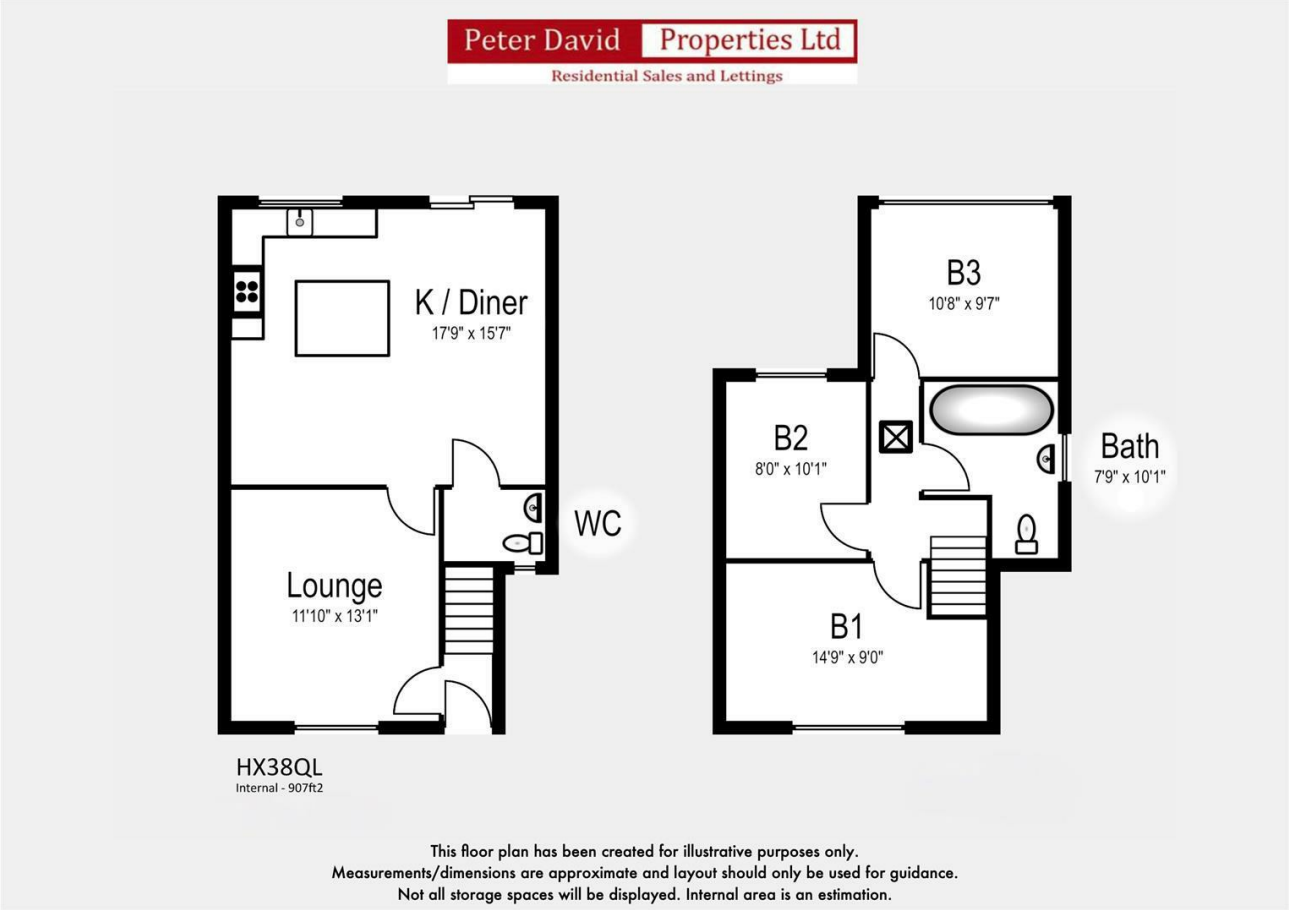
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

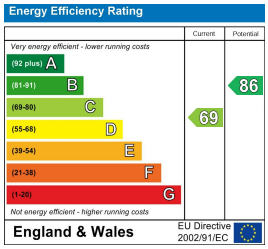
Floor Plan

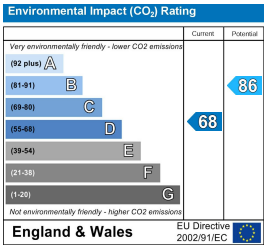


Viewing

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

Energy Efficiency Graph





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