

Charnock Bates

The Country, Period and Fine Home Specialist



2 Daisy Bank
Norwood Green, Halifax, HX3 8QH





2 Daisy Bank

Norwood Green
Halifax
HX3 8QH

Offers over: £325,000



charnockbates.co.uk





Summary Description

Set within the highly sought after residential village location of Norwood Green, 2 Daisy Bank is a four bedroom, Victorian mid-terraced property which enjoys high ceilings and other period features throughout with a generous rear garden and an open rural aspect beyond.

The property, which has been extended to the rear, briefly comprises: spacious L-shaped dining kitchen, lounge, principal bedroom, three further bedrooms, house bathroom and useful cellar room.

Externally, the front garden is set over two tiers with well-stocked shrub and flower beds with an individually designed paved centre. To the rear, the property enjoys a Yorkshire stone flagged patio, substantial lawn, established borders of mature plants, trees and shrubs and stunning rural views.

Location

The village of Norwood Green is set within a semi-rural location, with local walks including the Calderdale Way and picturesque natural areas including Judy Woods, Bottom Hall Beck and Coley all close to hand. Norwood Green has two established public houses, the Olde White Bear dating back to 1646 and The Pear Tree, along with a refurbished village hall with facilities for small community and private events. Made up of some 250 homes, the colourful and well maintained village greens and historic buildings and landmarks including Rookes Hall and the Jubilee Clock Tower make Norwood Green a highly sought after area with house hunters and is ideally situated for an extensive range of local amenities in both Hipperholme and Brighouse, with access to junction 26 of the M62 Motorway network approximately 3 miles away.



charnockbates.co.uk







General

The side door enters directly into the spacious L-shaped dining kitchen which boasts a good range of base, drawer and eye level units with solid Beech worktops incorporating a 1 and 1/2 bowl ceramic sink with drainer and mixer tap. Benefiting from a Rangemaster Toledo range cooker with 5 ring gas hob, tiled splashback and Rangemaster extractor hood above. Additional integrated appliances include a dishwasher and a fridge. There is plumbing for a washing machine, tiled flooring, recessed spotlights and a cloaks cupboard which provides both hanging and shelving storage. A door provides access to the cellar staircase which opens onto a good size cellar room with understairs cupboard.

The characterful features of the property are well displayed within the lounge which boasts period coving and skirting, a ceiling rose, original floorboards and bespoke wooden sash window to the front elevation. The central feature is the open fireplace with stone lintel and stone flagged hearth with a cast iron wood burning stove set within.

An entrance porch houses an external door leading directly to the front garden and an enclosed staircase leading up to the first floor accommodation.



charnockbates.co.uk







Located to the front of the property, the generous principal bedroom boasts an original cast iron fireplace, bespoke wooden sash window and benefits from a triple fitted wardrobe providing both hanging and shelving storage, fitted shelving to one alcove and a further fitted storage cupboard.

There are three further bedrooms, all located to the rear with windows overlooking the garden. Bedroom three benefits from a wash hand basin and bedroom four, which is currently utilised as a study, benefits from fitted cupboards and shelving to one wall. To the landing there is a Velux window and loft hatch with pull down ladder which provides access to the boarded loft space,

Completing the first floor accommodation, the house bathroom also benefits from a Velux window and features a white 3 piece suite comprising: bath with shower over, wash hand basin and WC.



charnockbates.co.uk







Externals

A wrought iron gate opens onto a Yorkshire stone flagged pathway leading to the main entrance. Set over two tiers, the front garden boasts well-stocked shrub and flower beds with an individually designed paved centre.

To the side of the house, a pebbled ginnel provides access to the rear of the property and there is an external water point by the side door. A good sized Yorkshire stone flagged patio provides a pleasant seating area and the substantial lawn is bordered by established mature trees and shrubs including fruit trees and a good variety of flowers with a log store to the far end. Boundaries are a mix of dry stone walling and fencing and the open aspect beyond the garden provides stunning rural views.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Local Authority

Calderdale MBC Band D.



charnockbates.co.uk



Directions

From Halifax Town Centre proceed along the A58 Godley Road towards Stump Cross. Upon reaching the traffic lights at Stump Cross stay in the right hand lane and continue along the A58 Halifax Road towards Hipperholme proceeding through the traffic lights and continuing along the A58 Leeds Road. After proceeding along the A58 for approximately 1 mile turn left into Rookes Lane, continue to the top of Rookes Lane and at the T-Junction turn left onto Village Street. Continue forwards, passing the village green on the left, and continuing forwards where the property can be found on the right as identified by our sale board.

For satellite navigation: **HX3 8QH**

EPC Rating

EER: Current 50 – Potential 73

Local Information

Nearest Stations

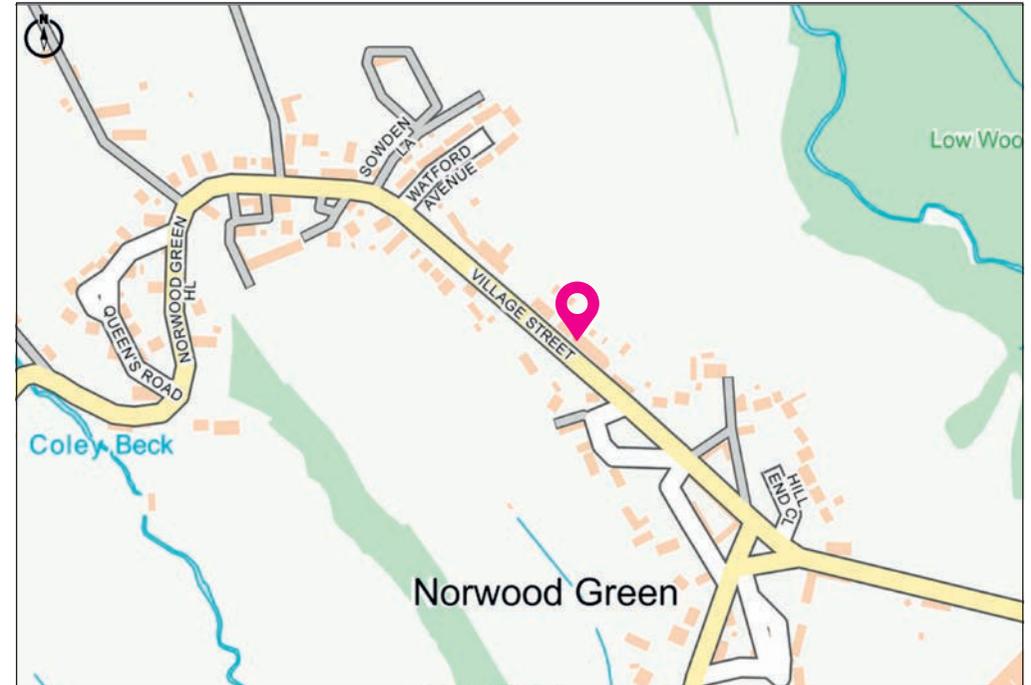
Brighouse	3.4 miles
Halifax	4.6 miles

Nearest Schools

Lightcliffe C of E Junior School	1.3 miles
Hipperholme Grammar	1.6 miles
Lightcliffe Academy	1.7 miles

Motorway Network

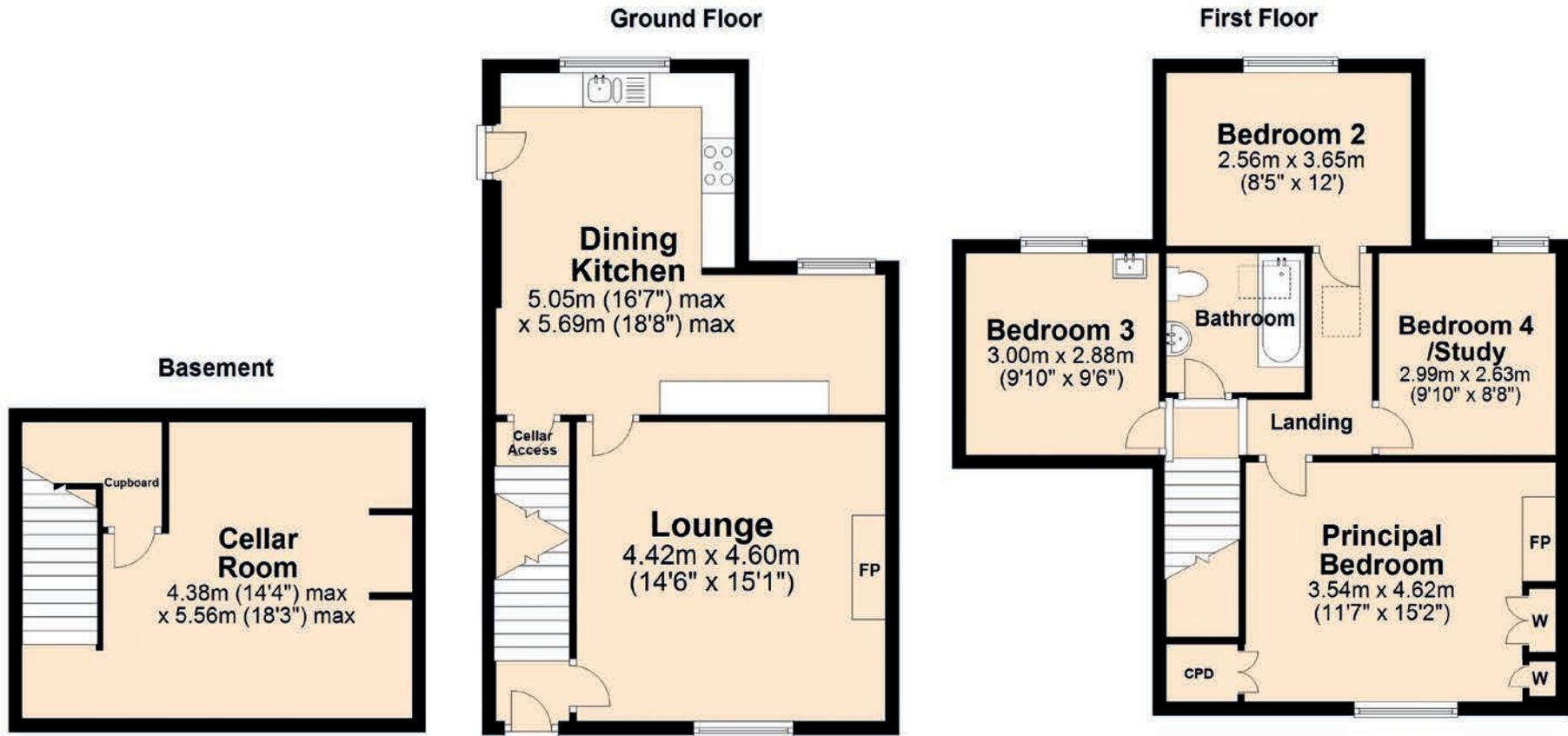
Junction 26, M62	3.2 miles
Junction 25, M62	4.1 miles



charnockbates.co.uk



Floor Plans



Charnock Bates

The Country, Period and Fine Home Specialist



Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk