

Peter David

Properties Ltd

Residential Sales and Lettings



Lower Ox Heys, Norwood Green

£550,000





Nestled in the charming village of Norwood Green, Halifax, this exquisite three-bedroom cottage is a true gem for those who appreciate character properties. With its stunning kerb appeal and tranquil setting on a quiet lane, this home is a perfect blend of traditional charm and modern convenience.

Upon entering, you are greeted by a welcoming entrance hallway featuring a mosaic tiled floor. The spacious living room, adorned with oak ceiling beams, draws the eye to the stone mullioned windows and a delightful stone inglenook fireplace, complete with a coal effect gas stove. The open-plan dining area seamlessly flows into the well-appointed dining kitchen, which boasts a range of traditional wall and base units, solid wood worktops, and high-quality integrated appliances, including a Bosch dishwasher and double oven. The vaulted ceiling with exposed beams and a Velux window adds to the kitchen's appeal, while a stable door leads to the rear courtyard.

The ground floor also features a stunning house bathroom, showcasing exposed stone walls, a claw foot roll-top bathtub, and a walk-in shower cubicle, all designed to impress. Ascending to the first floor, you will find three generously sized double bedrooms, each with unique character elements such as vaulted ceilings and stone mullioned windows. The master bedroom is particularly striking, with its original beams and fitted wardrobes, offering a picturesque outlook.

Completing the upper level is a modern shower room, tastefully designed with quality finishes.

Externally, the property boasts a delightful south-facing garden at the front, complete with a Yorkshire stone patio and mature plants, while the rear offers off road parking. There is further parking for up to 3 cars under an informal agreement and the potential to create further parking at the front of the property.

This remarkable cottage is presented to a high standard throughout and is a must-see in this highly regarded location.

- CHARMING THREE-BEDROOM CHARACTER COTTAGE IN SOUGHT-AFTER NORWOOD GREEN LOCATION
- BEAUTIFUL STONE MULLIONED WINDOWS AND ORIGINAL OAK CEILING BEAMS THROUGHOUT
- IMPRESSIVE INGLENOOK FIREPLACE WITH COAL EFFECT GAS STOVE
- SPACIOUS OPEN-PLAN DINING KITCHEN WITH VAULTED CEILING AND HIGH-QUALITY INTEGRATED APPLIANCES
- STUNNING BATHROOM WITH CLAW FOOT ROLL-TOP BATH AND WALK-IN SHOWER
- THREE GENEROUS DOUBLE BEDROOMS WITH UNIQUE PERIOD FEATURES
- SOUTH-FACING FRONT GARDEN WITH YORKSHIRE STONE PATIO AND MATURE PLANTING
- COUNCIL TAX BAND - D
- EPC - D

Accommodation

Lounge / Dining area

15'11" x 24'7" (4.87 x 7.5)

Kitchen

7'6" x 21'9" (2.3 x 6.65)

Bathroom

9'10" x 11'1" (3 x 3.4)

First floor

Bedroom one

16'4" x 16'4" (5 x 5)

Bedroom two

5'3" x 16'4" (1.62 x 5)

Bedroom three

10'5" x 8'2" (3.2 x 2.5)

Shower room

6'4" x 5'2" (1.95 x 1.6)

Directions

Please use post code HX3 8QY for sat nav directions.

PLEASE NOTE

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.
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HX38QY
Internal - 120m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

81%

62%

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

81%

62%

England & Wales

EU Directive 2002/91/EC

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