

Peter David

Properties Ltd

Residential Sales and Lettings



10 Watford Avenue

Halifax, HX3 8QL

£235,000



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Norwood Green, Halifax, HX3 8QL

£235,000



Nestled in the charming village of Norwood Green, this delightful two-bedroom end of terrace house offers a perfect blend of modern living and village charm. The property is well presented throughout, having recently undergone tasteful decoration, and features a brand new kitchen and bathroom, ensuring a fresh and inviting atmosphere.

Upon entering, you will find a spacious reception room that provides a warm welcome and ample space for relaxation or entertaining guests. The two well sized double bedrooms are perfect for a small family or professionals seeking extra space. Additionally, the property boasts a utility room, adding convenience to your daily routines.

Outside, the home is complemented by gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. The added benefit of a garage offers extra parking and storage options, making this property even more appealing.

Situated in an ideal location, this home is within easy reach of local amenities, schools, and transport links, making it perfect for those who appreciate the convenience of village life while still being connected to the wider area. This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible community. Don't miss the chance to make this charming house your new home.

****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

Providing access to the property through a PVCu door to the front aspect.

Living Room

A large and spacious living room which is neutrally decorated, and has a window to the front aspect. A media wall provides the focal point with space for a wall mounted television and a built in feature fireplace.

Kitchen

A tastefully presented kitchen with deep bronzed brown base and wall units providing a warm, contemporary feel. There is a sink and drainer, built in oven and hob with extractor, dishwasher and space for a washing machine. Laminate flooring and ceiling spotlights complete the space. There is room for a dining table to the far end of the kitchen and also access to understairs storage.

Utility

Providing a second entrance from the front aspect as well as having an external door into the rear garden, the utility room has matching wall and base units to the kitchen. There is space for a fridge freezer as well as a tea and coffee station and ample storage. There is plenty of space for shoe storage on arrival. With ceiling spotlights and white tiled flooring.

Landing

Providing access to the first floor and access to the loft space. Window to the side elevation.

Bedroom One

A neutrally decorated double bedroom with built in wardrobes to one wall, and a window to the front elevation, with ceiling spotlights.

Bathroom

The bathroom suite features a new bath with over bath shower, hand basin and w/c, illuminated mirror and heated towel rail.

Bedroom Two

A second bedroom which is tastefully decorated and has a window to the rear elevation and ceiling spotlights.

External

Externally, the property benefits from an enclosed garden to the front with a lawn and a patio. To the rear, there is a further good size enclosed garden, with a lawn and patio as well as a detached garage,

Directions

For Satnav please use the postcode HX3 8QL.

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.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

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



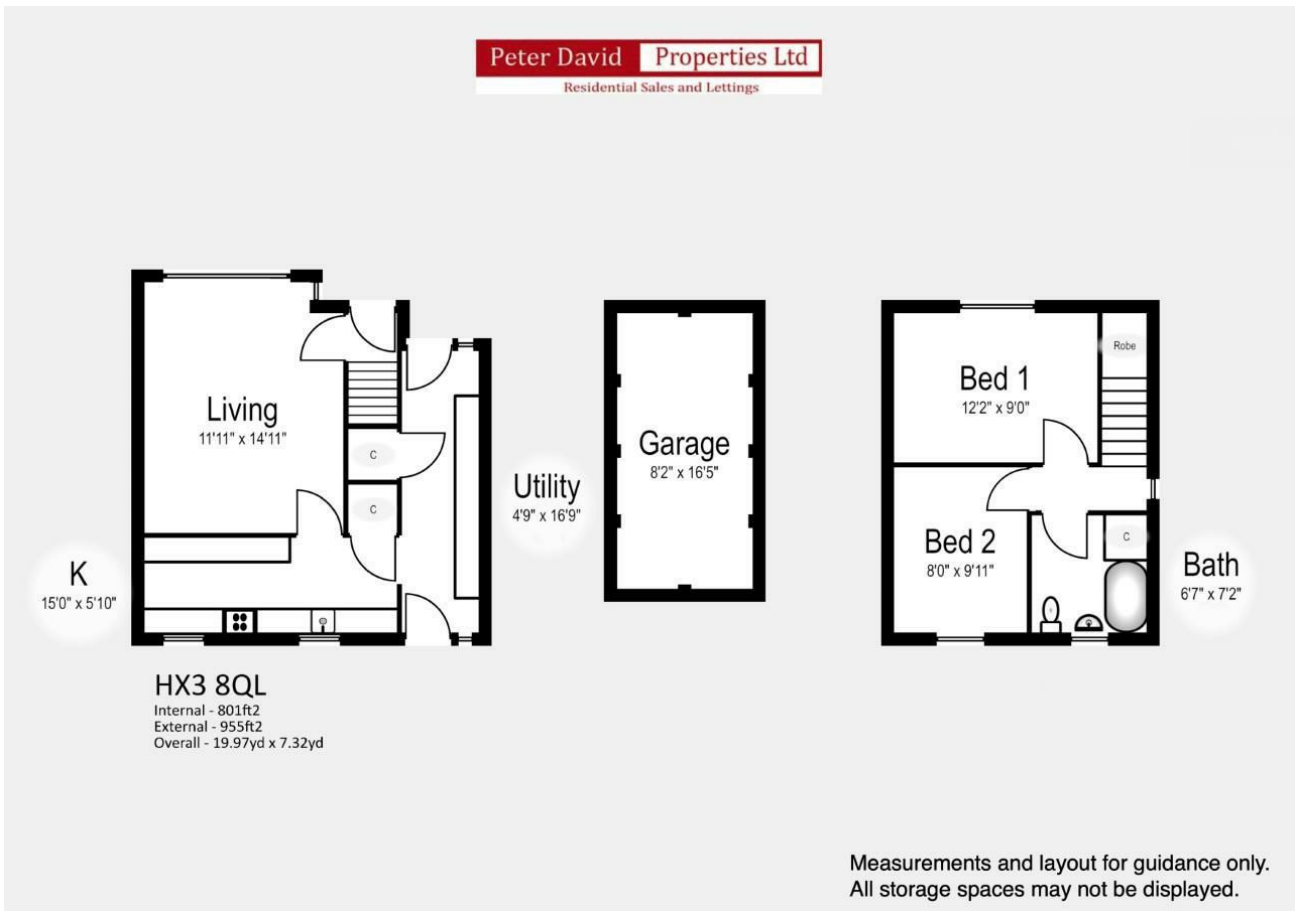
Hybrid Map



Terrain Map



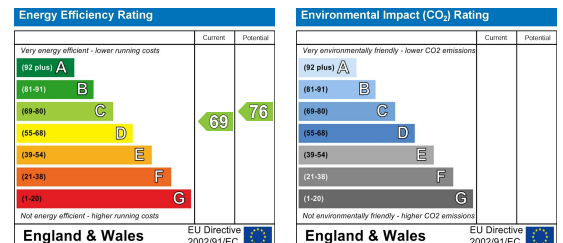
Floor Plan



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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.