

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Chapel Street

Norwood Green, Halifax, HX3 8QU

**O.I.R.O £250,000**





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This stunning end terraced property situated within ever so popular village of Norwood Green. The property briefly comprises; living room, kitchen/diner, morning room, double bedroom, house bathroom and attic space that is currently used as a home office/second bedroom (double check building regs). Ideal for a mature or professional couple, the property is located close to local amenities. Contact Peter David for your viewing now!

## **Porch**

Entering the property you are greeted into the porch which has fitted storage space, perfect for hiding away outdoor garments.

## **Living Room**

The living room provides space for a range of free standing furniture. To the centre of the room is the open fire place with gas fire and wooden mantelpiece. Accessed from the living room is the kitchen/diner, morning room and stairs rise to the first floor.

## **Morning Room**

The morning room provides stunning views to the garden and side of the property. This extension to the property is a perfect spot for a morning coffee!

## **Kitchen/Diner**

The kitchen comprises; Belfast sink and mixer tap, electric oven, gas hob with extractor above, space for a washing machine. Windows provide views to the side and rear of the property.

## **Stairs and Landing**

Wooden stairs lead to the landing providing access to the bedroom, house bathroom and attic access.

## **Bedroom**

The spacious double bedroom enjoys views to the front of the property. With fitted wardrobes there is plenty of space for freestanding furniture also.

## **Bathroom**

The bathroom comprises; 1 1/2 shower cubicle, WC, Victorian bath, and wash hand basin.

## **Attic Room**

This room benefits from rooftop windows. This room is currently being used as a home office/second bedroom, which includes two fitted single beds, by the current owners.

## **Exterior**

Externally, the property benefits from a detached shed with electric supply and small patio area. There is parking for two cars.

## **Directions**

For Satnav please use the postcode HX3 8QU

## **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



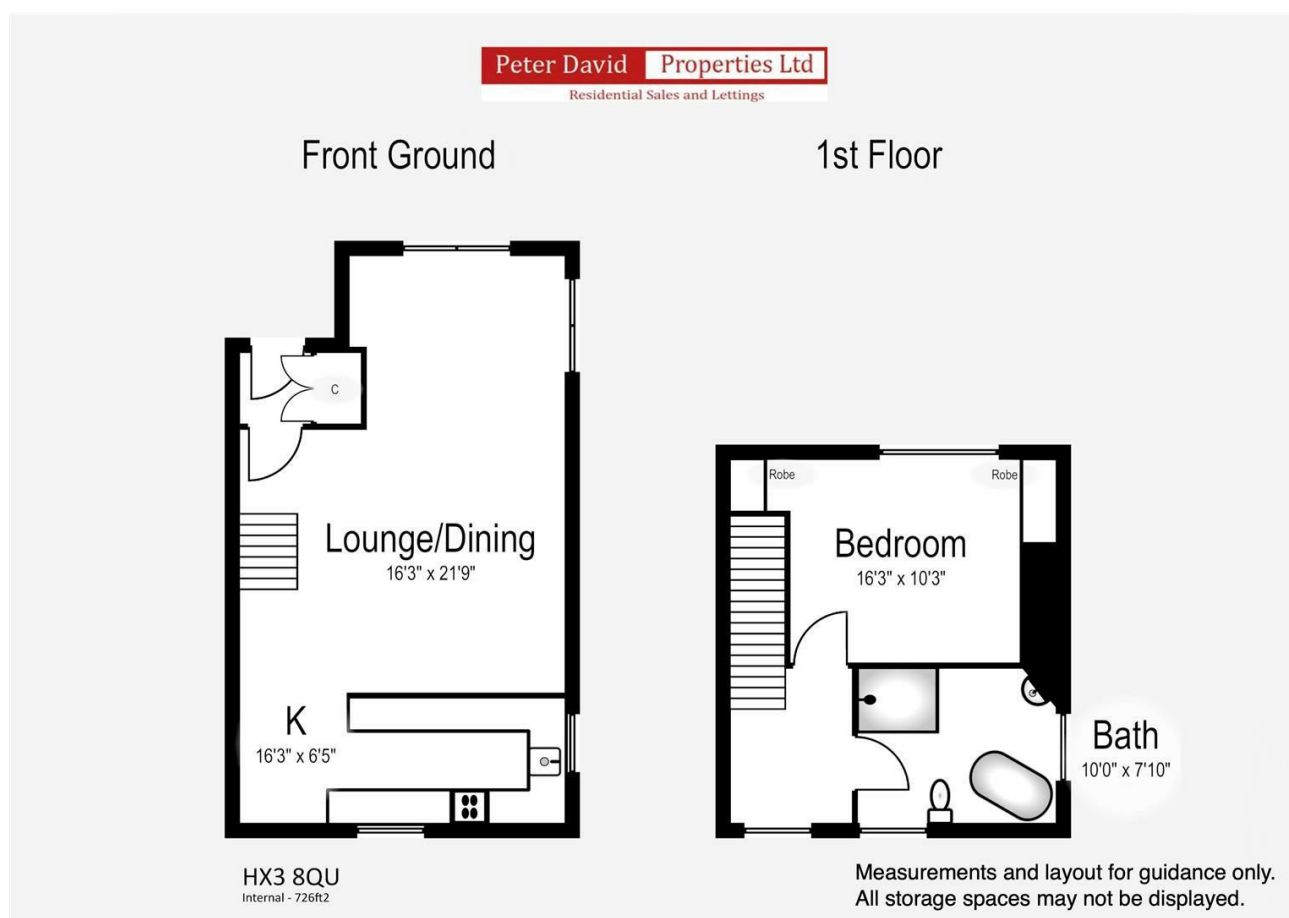
## Hybrid Map



## Terrain Map



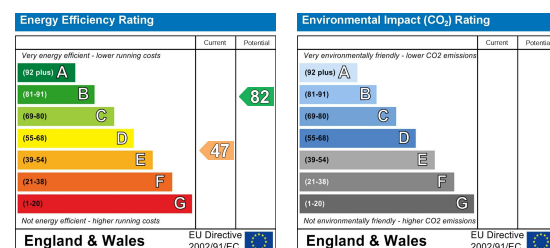
## Floor Plan



## 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.

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