

Peter David

Properties Ltd

Residential Sales and Lettings



17 Norcliffe Lane

Halifax, HX3 8PL

£165,000



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Hipperholme, Halifax, HX3 8PL

£165,000



Nestled in the serene woodlands of Norcliffe Lane, Hipperholme, in Halifax, this charming two-bedroom cottage offers a delightful retreat from the hustle and bustle of everyday life. The property is well-presented and boasts an array of character features that enhance its unique appeal.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The cottage comprises two comfortable bedrooms, providing ample space for rest and relaxation. The well-appointed bathroom ensures convenience for daily living.

One of the standout features of this property is the large, mature garden, which offers a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The patio area is ideal for al fresco dining or enjoying a morning coffee while surrounded by the sounds of the woodland.

Additionally, the cottage includes an attic room and a cellar, providing extra storage or potential for further development, depending on your needs. The property is offered with no onward chain, making it an attractive option for those looking to move swiftly into their new home.

With local amenities just a short distance away, this idyllic location strikes the perfect balance between peaceful living and accessibility. This cottage is a wonderful opportunity for anyone seeking a characterful home in a picturesque setting.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Living Room

13'9" x 13'1" (4.2m x 4.0m)

A light and neutral colour scheme perfectly compliments the character of the living space with a feature fireplace providing the focal point as well as wooden beams across the ceiling. The window overlooks the garden and wall mounted lighting provides a further point of interest.

Kitchen

8'2" x 4'3" (2.5m x 1.3m)

With white tiled splashbacks and wooden worktops, the kitchen features an oven and hob with extractor fan as well as a sink and drainer. There is also space for a fridge.

Cellar

Useful additional storage space accessed from the living room which can also be used as space for a freezer etc.

Bedroom One

10'9" x 8'10" (3.3m x 2.7m)

A double bedroom overlooking the gardens with built in storage and a light and neutral colour scheme.

Bedroom Two

11'9" x 6'6" (3.6m x 2.0m)

A well sized single bedroom with a window overlooking the front aspect of the home.

Bathroom

Tastefully tiled throughout with a bath tub, over bath shower, hand basin , w/c. and heated towel rail.

Attic Room

Accessed from the landing via a drop down wooden ladder, the attic has velux windows and provides ideal additional storage space or an occasional room.

External

The property benefits from a large garden extending off

into the woodlands which surround the home. With a patio area and lawn, this provides a tranquil outdoor space.

Directions

For Satnav please use the postcode HX3 8PL

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.

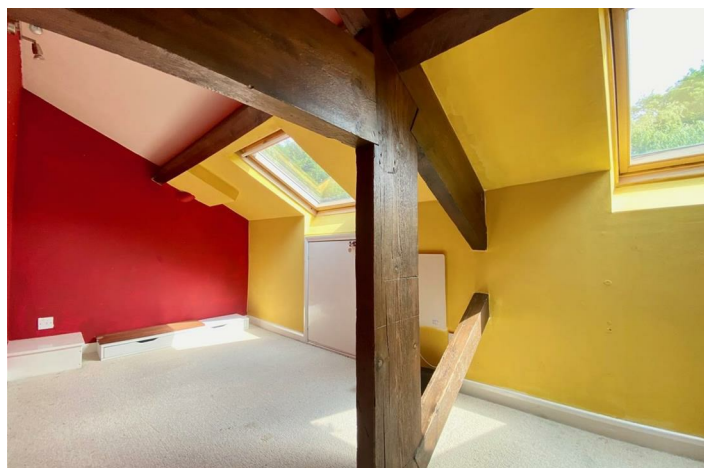
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

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

Peter David Properties

Ground Floor

Lounge/Kitchen

To Cellar

Cellar

First Floor

Bedroom 1

Bedroom 2

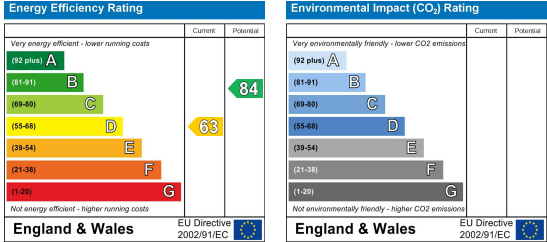
Attic Room

Measurements and layout for guidance only. All storage spaces may not be displayed.

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.