



## 10 Watford Avenue

Norwood Green, Halifax, HX3 8QL

Offers Over £190,000



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Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN this EXTENDED two bedroom end terrace property. Situated in the HIGHLY SOUGHT AFTER LOCATION of Norwood Green. The property is within easy reach of great local pubs, as well as some pleasant walking paths.

Internally comprising: an entrance hallway, spacious living room, kitchen, utility, two bedrooms, and a house bathroom. Externally, there are easy to maintain enclosed gardens to the front and rear, along with a detached garage and an off parking space.

This property is likely to be popular, contact Peter David Properties on 01484 719 191 to arrange your viewing.

## **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.

## **Kitchen**

The kitchen benefits from an integral four ring electric hob and oven, an inset stainless steel sink and drainer, tiled splashbacks, and matching wall and base units with space for appliances. Window to the rear aspect.

## **Utility**

A separate utility which has matching wall and base units with tiled splashbacks, External doors to the front and rear aspects.

## **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.

## **Bathroom**

The house bathroom briefly comprises: a bath with a shower over head and glass shower screen, a WC, and a hand basin. With part tiled walls and a window to the rear elevation.

## **Bedroom Two**

A second bedroom which is neutrally decorated and has a window to the rear elevation.

## **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, a detached garage, and a further off road parking space.

## **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

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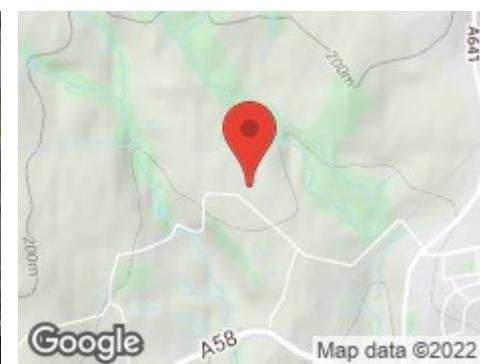
## Road Map



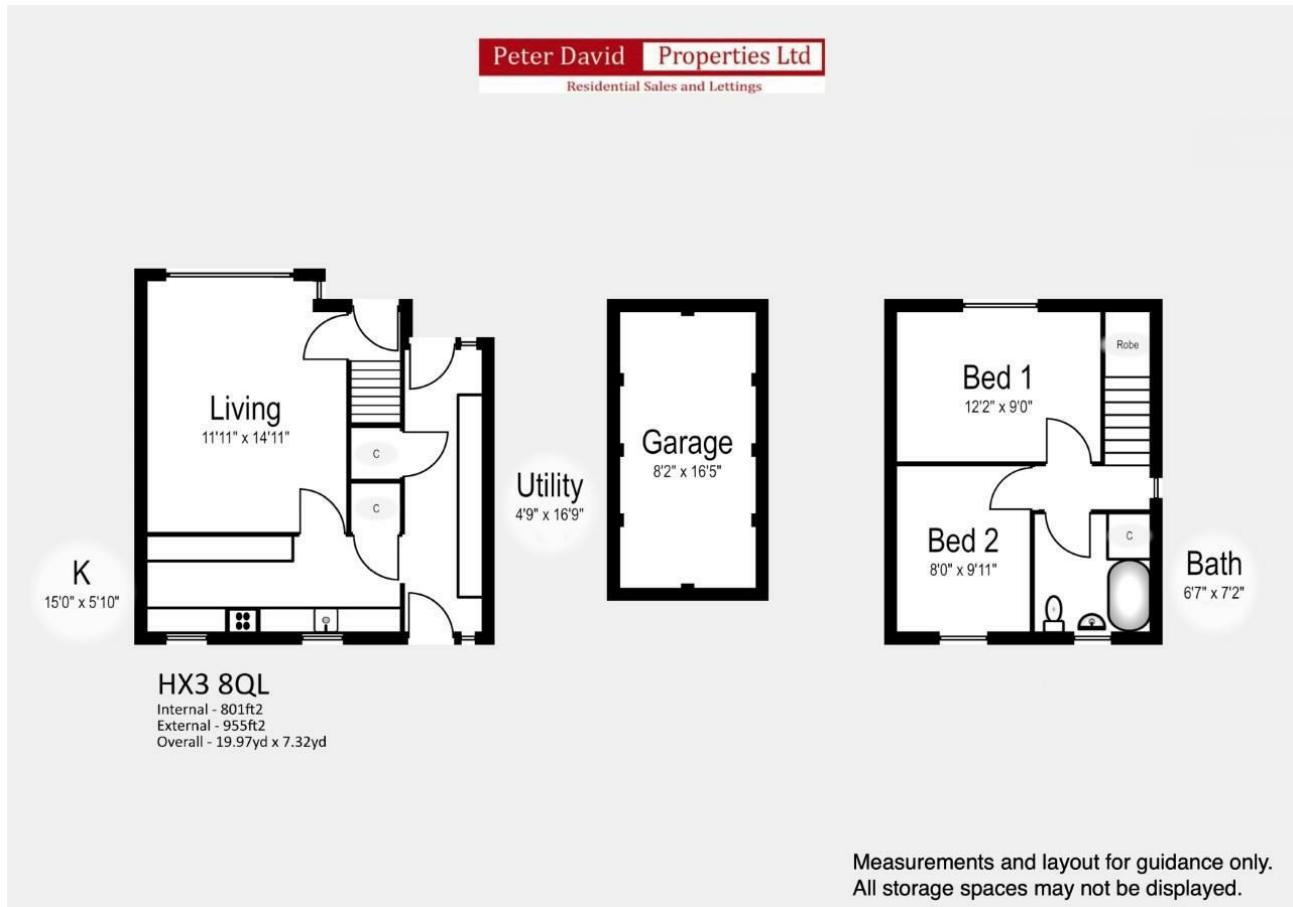
## Hybrid Map



## Terrain Map



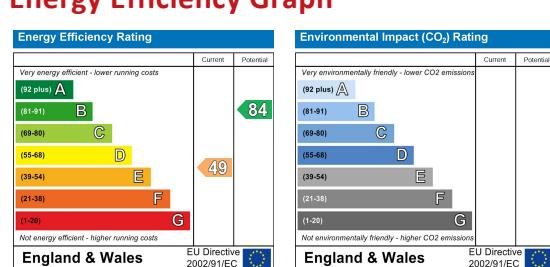
## Floor Plan



## 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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