

Peter David

Properties Ltd

Residential Sales and Lettings



Robin Cottage Queens Road

Halifax, HX3 8RA

Offers Over £625,000



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Norwood Green, Halifax, HX3 8RA

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Tucked away in a PRIVATE LOCATION overlooking delightful GREENBELT COUNTRYSIDE is this SUBSTANTIAL two bedroom BUNGALOW, located in the PRESTIGIOUS AREA of NORWOOD GREEN.

'Robin Cottage' offers VERSATILE ACCOMMODATION, internally comprising: entrance hallway, living room, kitchen and adjoining dining area, sun room, two double bedrooms, an en-suite to bedroom one and a shower room.

This DECEPTIVELY SPACIOUS property offers a GARDENER'S PARADISE, with REGULAR WILDLIFE and panoramic views across to Lightcliffe. As well as extensive gardens, the property benefits from a PATIO which captures the sun all day long. The DRIVEWAY to the front of the property offers off-road parking for two cars and leads to the 'DRIVE-THROUGH GARAGE' which provides vehicular access to the REAR TERRACE which provides further off-road, SECURE PARKING for MULTIPLE CARS.

This property has the POTENTIAL FOR DEVELOPMENT, through either ground floor extension or a loft conversion to provide first floor accommodation (subject to the relevant planning permissions). This is an EXCITING OPPORTUNITY to purchase a RARE and UNIQUE property in a HIGHLY DESIRABLE area of Calderdale - book your viewing today!

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

A spacious reception with access to the loft via a drop down ladder and benefiting from a useful storage cupboard. With a sealed double glazed roof light allowing plenty of natural light. Underfloor heating throughout.

Living Room

The living room has French doors to the patio. The focal point is the contemporary fireplace, housing the open gas fire and with a marble surround. With double doors providing immediate access to the kitchen.

Kitchen Diner

This well-appointed kitchen has white gloss wall and base units, with granite work surfaces. Integral appliances including: a fridge, a freezer, a dishwasher, a washing machine, an electric hob, an overhead extractor fan and a cooker. With an inset sink and drainer, a spotlight ceiling and, a window to the side and sealed roof lights. The kitchen is open plan to the dining area which has a window to the rear garden.

Sun Room

A second reception room which offers versatile living space with panoramic views of the garden and further afield. Benefitting from 'Velux' windows, a spotlight ceiling and lots of natural light through the feature window and adjacent patio doors.

Bedroom One

A large double bedroom with fitted wardrobes to one wall, fitted drawers and dressing area. The windows to the rear garden offer lovely views. With access to the en-suite bathroom.

En-suite

A good-sized bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with an overhead shower. There is tiled flooring, part-tiled walls a spotlight ceiling and an airing cupboard housing the boiler. Window to the side aspect.

Bedroom Two

A second double bedroom, currently used as a study, with fitted wardrobes and a window.

Shower Room

Tiled flooring, part-tiled walls and a spotlight ceiling. Featuring a three piece suite, comprising: a WC, a hand basin and a shower cubicle.

Exterior

To the front of the property there is a stone flagged driveway leading to the attached garage which benefits from remote-controlled access. This is a 'drive through garage' which

provides vehicular access to the large patio, providing further off-road and secure parking. The garage itself has concrete flooring, utility shelving, lighting and power. Once through the property, the impressive outside space is a real asset, with a stone-flagged sun terrace, substantial lawned garden with a boundary wall benefiting from mature trees and shrubbery. The current owners regularly encounter wildlife such as deer.

Viewings

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

Directions

For Satnav please use the postcode HX3 8RA.

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



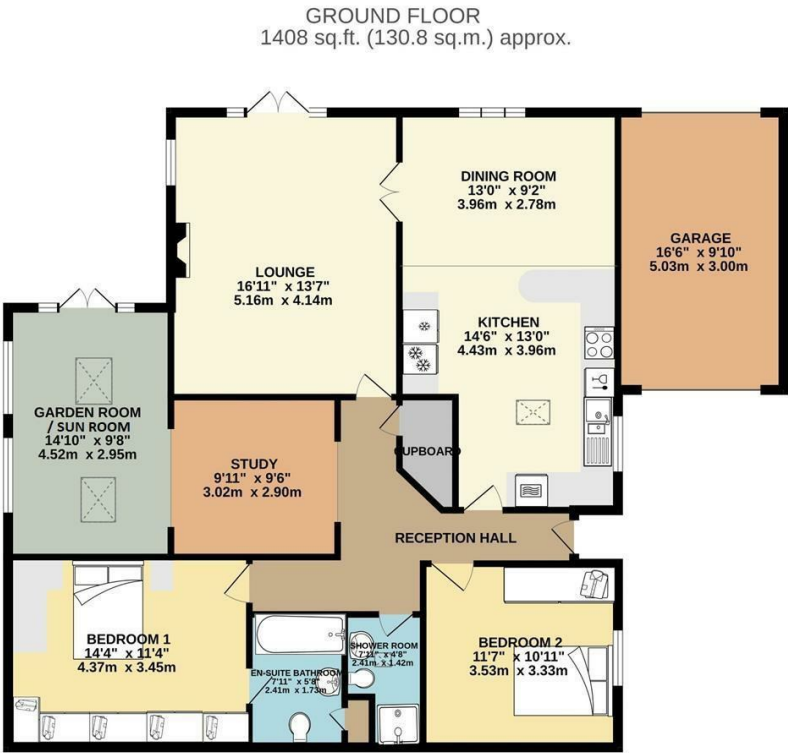
Hybrid Map



Terrain Map



Floor Plan

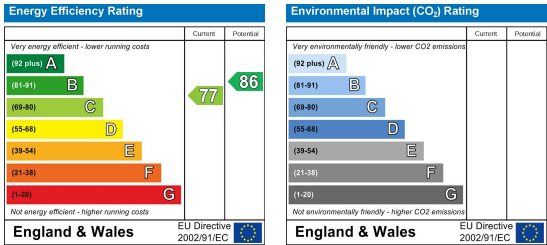


TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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.