

# Peter David

# Properties Ltd

Residential Sales and Lettings



## High Willows Norwood Green Hill

Halifax, HX3 8QX

£625,000



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Nestled in the charming village of Norwood Green, Halifax, this deceptively spacious detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms and two modern bathrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a generous living room that invites relaxation and social gatherings. The kitchen is equipped with high-quality integrated appliances, making it a delight for any home cook. Adjacent to the kitchen, the dining room and orangery create an inviting atmosphere for entertaining guests or enjoying family meals, ensuring that every occasion is memorable.

The bungalow is well-presented throughout, showcasing a thoughtful design that maximises space and light. The low-maintenance gardens at both the front and rear provide a serene outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep.

For those with vehicles, the property boasts a garage and a driveway that accommodates parking for two vehicles, ensuring convenience for residents and visitors alike. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. The property also benefited from a new boiler towards the end of 2024.

This delightful bungalow in Norwood Green is not just a property; it is a lifestyle choice, offering a tranquil setting while remaining well-connected to local amenities. Do not miss the opportunity to make this charming residence your own.

## Entrance Hallway

Leading in from the front of the home, the spacious entrance hallway provides access to the living room, kitchen and accommodation beyond. With Amtico flooring extending throughout and a light and neutral colour scheme, this space provides a welcoming entrance to the home. There is a large double cupboard for storing coats and shoes, as well as ample space for decorative furniture.

## Living Room

A spacious living room with dual aspect windows

overlooking the front and side of the home with shutter blinds to compliment the aesthetic. There are stunning views from the elevated position over the surrounding landscape. Decorative coving and ornate features elevate the space with a cream colour scheme to the walls and mustard yellow carpets. A feature fireplace provides the focal point.

## Kitchen

Overlooking the side of the home, the kitchen has white base and wall units with granite worktops and white tiled splashbacks. Double Bosch ovens and a Bosch hob and extractor come complete with a warming drawer and there is also a built in microwave in the central island. Further appliances include a wine cooler and a built in American style fridge freezer.

## Dining Room

To the side of the home with a white colour scheme and wood laminate flooring with decorative ceiling coving.

## Utility

Accessed directly off the kitchen the utility continues with the granite worktops and white cupboards. There is space for a dishwasher, washing machine and drier. An external door provides access outside onto the veranda.

## Orangery

Overlooking the rear garden with wood laminate flooring and French doors leading outside.

## Bathroom

A white suite comprising, shower cubicle with overhead shower, hand held shower, body jets, seat and radio, wash hand basin with a wall mounted mixer tap and mirror above and a W.C. Tiled walls. Obscured glazed window to the rear. Extractor. Sunken spotlights to the ceiling. Granite tiled floor. Chrome heated towel rail.

## Bedroom One

A well sized double bedroom to the rear of the home with built in wardrobes and access to the en-suite.

## En-Suite

A spacious wet room En-suite with a large walk in shower, hand basin and W.C. Tiled walls. Obscured glazed window to the side. Tiled effect floor.

### Bedroom Two

A second double bedroom overlooking the side aspect with fitted wardrobes.

### Bedroom Three

A smaller double bedroom with built in cupboards and wood laminate flooring overlooking the side aspect.

### Bedroom Four / Study

Situated to the front of the property and currently used as an office, this fourth bedroom has grey laminate flooring and a white colour scheme.

### Garage

The garage is tucked away underneath the property providing parking and storage space.

### External

Set within a large plot, the home is accessed via a gated driveway providing off road parking for multiple vehicles. A low maintenance gravelled courtyard and paving. A spacious low maintenance rear garden is a real highlight of the home with wrought iron railings surrounding the borders and paved and gravelled landscaping providing a focal point.

### Directions

For Satnav please use the postcode HX3 8QX

### 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



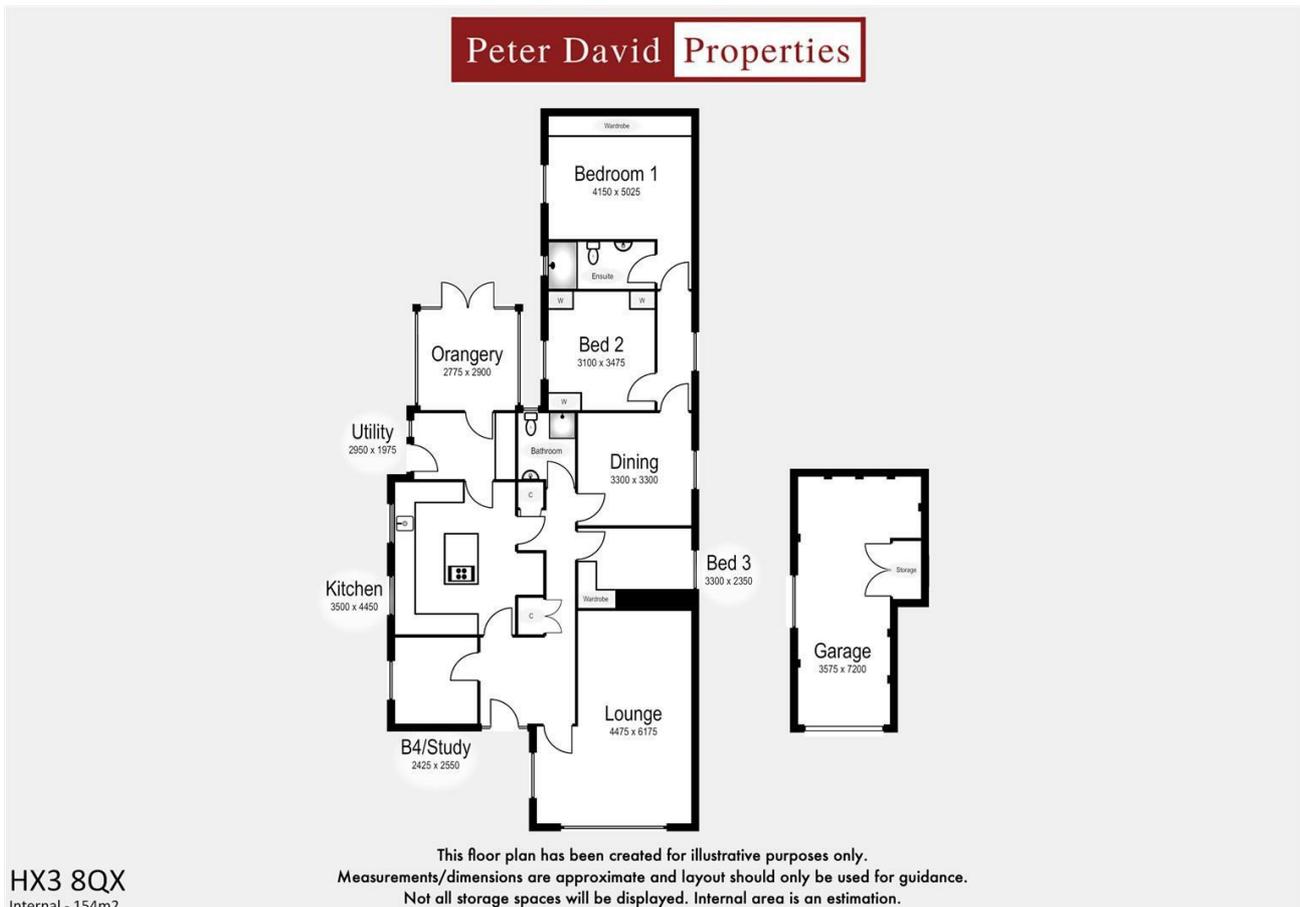
## Hybrid Map



## Terrain Map



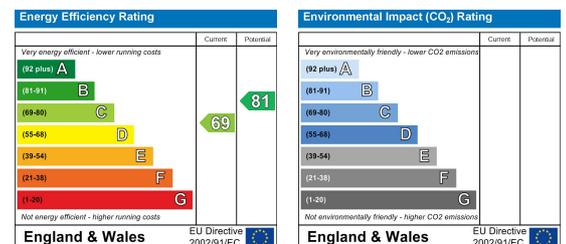
## Floor Plan



## 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



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