Peter David Properties Ltd

Residential Sales and Lettings



Hill End Farm Hill End

Halifax, HX3 8QE

O.I.R.O £795,000

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Norwood Green, Halifax, HX3 8QE

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Set in the prestigious location of Norwood Green is this SUBSTANTIAL GRADE II LISTED CHARACTER PROPERTY which offers flexible and spacious accommodation throughout, with the benefit of a DETACHED, SELF-CONTAINED ANNEXE.

The character property features beamed ceilings adding charm throughout. To the ground floor the property comprises: a porch, a highly desirable open plan kitchen diner, a useful utility room, a snug with a log burner, a dining room, a living room, a shower room and a further reception room. To the first floor accommodation there are three double bedrooms, a house bathroom and an en-suite.

The self-contained annexe is perfect for teenagers or elderly family members who may want to be close by whilst still maintaining their own privacy and independence. Briefly comprising: a living room, a kitchen, a bedroom and a bathroom.

With maintained gardens to all four sides, a garage, greenhouse and two sheds, this property appeals as much externally as internally! Given it's highly sought after location and close proximity to the nearby cities of Halifax, Leeds and Bradford, this property will be popular. Book your viewing today to avoid disappointment!

Entrance Porch
Leading in from the front of the home providing access into the kitchen.

Kitchen Diner
Accessed from the front porch, this open plan kitchen diner has neutral shaker style wall and base units, with white granite work surfaces and tiled flooring. With space and plumbing for free-standing appliances, an astrocast sink and drainer and a beamed ceiling.

Utility Room
Adjacent to the kitchen, the utility room also has tiled flooring, space and plumbing for free-standing appliances and built in storage. With a window to the rear aspect.

Snug
(Reception 1 on floorplan)

The snug has two windows to the front aspect, allowing plenty of natural light. With a staircase providing access to the first floor accommodation. The focal point in this room is the log burner, set in a stone chimney breast.

Dining Room
With two windows to the rear aspect overlooking the garden and wooden beams, the dinign room is accessed from the snug.

Living Room
(Reception 2 on floorplan)

A good-sized living room with a modern, marble wall fire and windows to the front aspect. With a beamed ceiling, this room is currently used as a ground floor bedroom.

Bedroom Four
Located on the ground floor, this well sized double bedroom has built in storage and a window to the rear aspect as well as plumbing for a sink.

Ground Floor Shower Room
Adjacent to bedroom four, the shower room has tiled flooring and a window to the rear aspect. With a three piece suite, comprising: a WC, a hand basin and a shower.

Landing

Master Bedroom
A large double bedroom with fitted wardrobes and a window to the front elevation. With a spotlight ceiling and access to an en-suite.

En-suite
Featuring a hand basin, a WC and a shower.

Bedroom Two
A double bedroom with fitted wardrobes to one wall and a window to the front elevation.

Bedroom Three
A double bedroom with fitted wardrobes and a window to the front elevation.

Bathroom
A good sized bathroom with a white three piece suite and white tiled walls, comprising; a WC, a hand basin and a bath with an overhead shower. Benefiting from a heated towel rail, a window to the side elevation and a velux window.

Annexe
The annexe is located in the garden right next to the main property.

Kitchen
Featuring wall and base units, an inset stainless steel sink and drainer, an integral fridge freezer and space for an electric oven. With a window to the rear aspect.

Living Room
Featuring oak flooring with under-floor heating, French doors to the side garden and windows to the rear aspect.

Bedroom
A double bedroom with a window to the side aspect and wardrobes to one wall.

Bathroom
Featuring under-floor heating and a three piece suite, comprising: a hand basin, a WC and a shower. There is a vanity unit below the hand basin.

External
With substantial, well-maintained gardens and lawns to the front, side and rear with plants and shrubbery. There is a patio area, perfect for summer nights and a stone built detached garage.

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

Directions
For Satnav please use the postcode HX3 8QE.

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



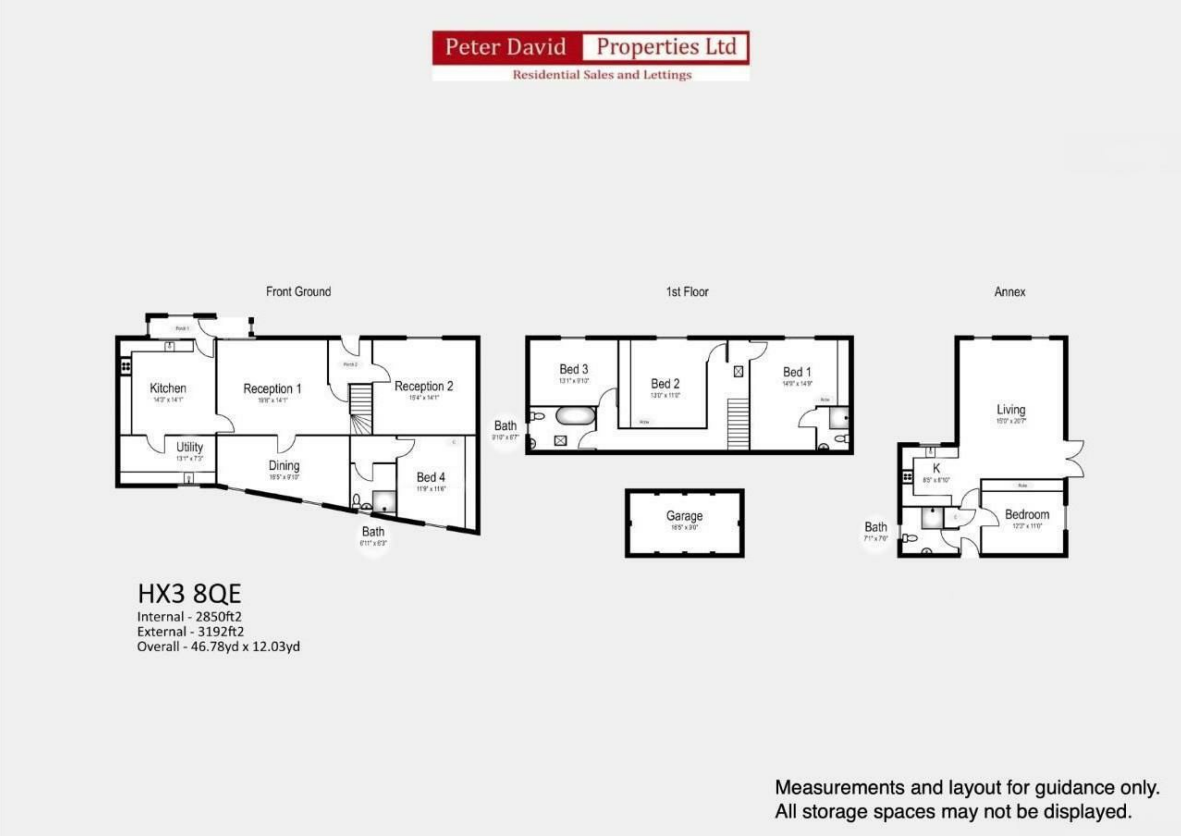
Hybrid Map



Terrain Map



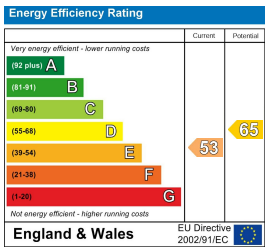
Floor Plan

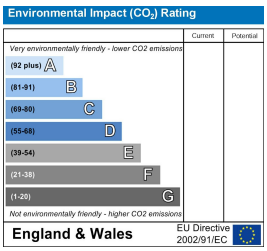


Viewing

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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