

Peter David

Properties Ltd

Residential Sales and Lettings



2 Wood View Village Street

Halifax, HX3 8QG

£950 PCM



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Norwood Green, Halifax, HX3 8QG

£950 PCM



Available to rent is this lovely three bedroom house in sought after location of Norwood Green. Decorated to a high standard throughout. The property is deceptively spacious, internally comprising: a kitchen, living room with multi-fuel stove, three good size bedrooms, a family bathroom and attic room ideal for home office or playroom. To the rear there is a private enclosed garden featuring a patio area and garage, accessed via a shared driveway. Viewings are highly recommended - book yours today!

Council tax band B

Entrance

Traditional period style door leading through to living room.

Living Room

Spacious room with all the features to include picture rail, coving and ceiling rose. Exposed stone fireplace an hearth housing multifuel burner stove being the focal part of the room.

Kitchen

Breakfast kitchen having a range of wall and base units. Worktops with sink and drainer and space for appliances. Understair storage and door leading to the rear gardens.

First Floor

Landing area with access to the loft rooms via pull down ladder. Stripped polish oak door leading to rooms.

Bedroom One

Pleasant master bedroom, feature cast iron fireplace and wardrobes.

Bedroom Two

Double bedroom.

Bedroom Three

Pleasant far reaching views to the rear.

Bathroom

Traditional FOUR PIECE white family bathroom suite with shower cubicle, bath, sink and w/c. tiled flooring.

Loft Area

A brilliant opportunity for potential loft conversion (subject to the relevant permissions).

Gardens to front with lawn and mature shrub borders. Path leading to front door. Shared drive leading to the rear. DETACHED GARAGE (power and light). Paved seating area to the rear.

Viewings

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

Directions

For Satnav please use the postcode HX3 8QG

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

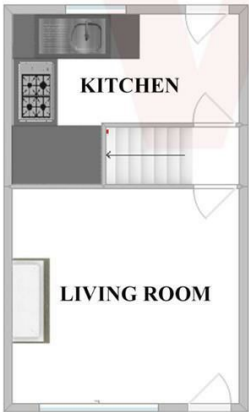


Terrain Map



Floor Plan

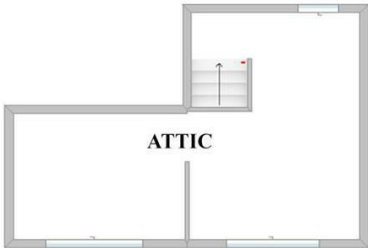
2 WOOD VIEW, HX3 8QG



GROUND FLOOR



FIRST FLOOR

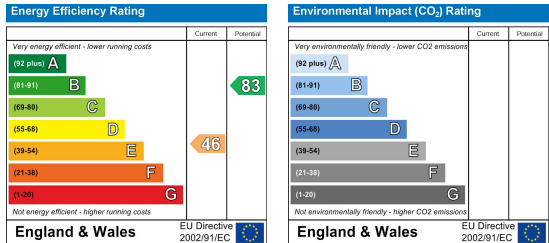


SECOND FLOOR

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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