

Peter David

Properties Ltd

Residential Sales and Lettings



Green Royd Farm Green Royd

Norwood Green, Halifax, HX3 8QE

£395,000



Green Royd Farm Green Royd

Norwood Green, Halifax, HX3 8QE

£395,000



Rarely does this sort of property come to the open market so an early viewing is recommended to avoid disappointment. Green Royd Farm is a delightful 3 double bedroom semi detached cottage nestling within the heart of Norwood Green village having the benefit of open countryside views yet within easy reach to the motorway network for access to surround towns. The property retains a wealth of original features throughout, including beamed ceilings, deep window sills and mullion windows yet having modern features as well, enhanced by double glazing, gas central heating, with spacious accommodation briefly comprising: Breakfast kitchen, dining room, lounge, conservatory, 3 bedrooms, family bathroom, garage, garden and parking. Internal viewing is a must to appreciate the size condition and character of this property.

Entrance

French door which leads through to:

Conservatory

The property is entered through the conservatory, which benefits from a cloaks/storage cupboard and accesses through to dining room.

Dining Room

Spacious well presented room with feature decorative fire place exposed beams to ceiling, polished wood floor, side mullion windows and open staircase to first floor.

Dining Kitchen

Spacious breakfast kitchen with a range of fitted base, drawer and wall units and housing integrated appliances including a dishwasher, washing machine, freezer, double 'Rangemaster' oven and four ring gas

hob. Fitted work tops with pot sink and tiled splash backs. The kitchen benefits from a feature inglenook fireplace, radiator and front mullion window which looks out onto the court yard.

Lounge

Well presented living room been of a really good size with the main feature been the exposed fire place with gas effect log burner, exposed beams, polished wood floor, two mullion windows and radiator.

First Floor

First Floor Landing

large landing area with exposed beams front mullion window with open aspect over fields, loft access which has pull down ladder and is boarded and access to all first floor rooms.

Bedroom 1

Master bedroom again well presented with exposed beams and rear mullion window which looks down the lane which approached the house.

Bedroom 2

Fabulous sized room could possible be split into two rooms, radiator and front mullion window with views out over fields.

Bedroom 3

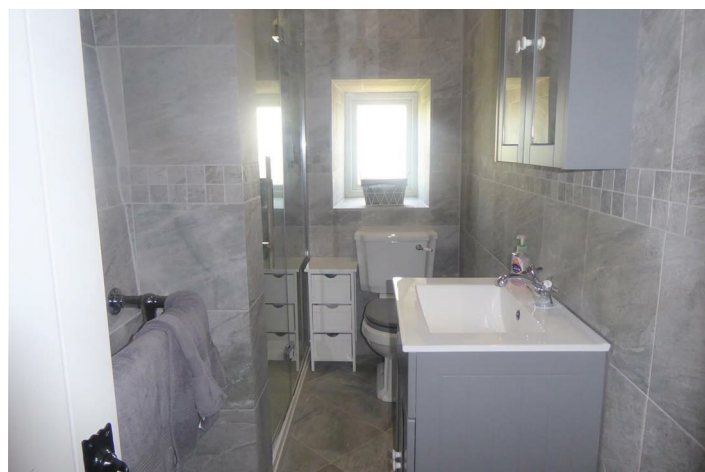
Another double room with radiator and side mullion window which looks out over the garden.

Family Bathroom

Newly fitted to include double shower with sliding glass screen, low flush toilet wash hand basin set in modern vanity unit, chrome heated towel rail complimentary tiling to walls and the floor, side window.

Exterior

The property is approached by a lane and opens into a shared graveled area. The property benefits from a single garage and parking for up to three vehicles. The large enclosed garden is mainly laid to lawn, a flagged patio area and garden shed. Green Royd Farm also benefits from superb rural views stretching beyond the property.



Road Map



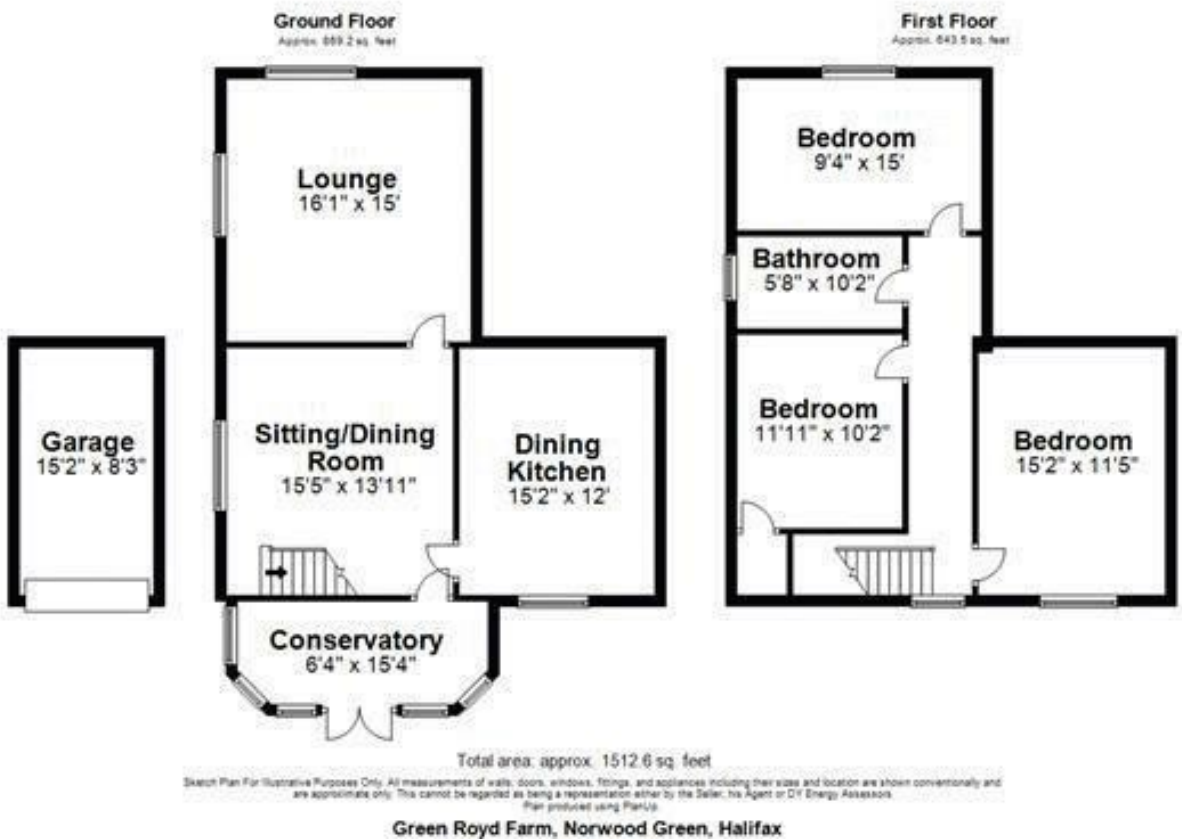
Hybrid Map



Terrain Map



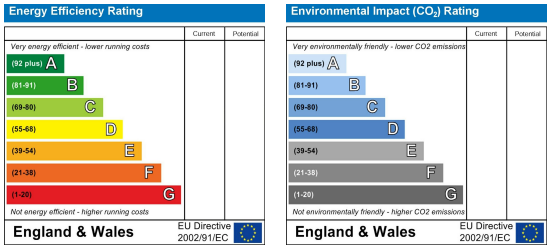
Floor Plan



Viewing

Please contact us on 01422 415776 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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk