

Peter David

Properties Ltd

Residential Sales and Lettings



Hill End Farm Hill End

Halifax, HX3 8QE

O.I.R.O £795,000

 5  4  4  E



Hill End Farm Hill End

Norwood Green, Halifax, HX3 8QE

O.I.R.O £795,000



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 dining 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.

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



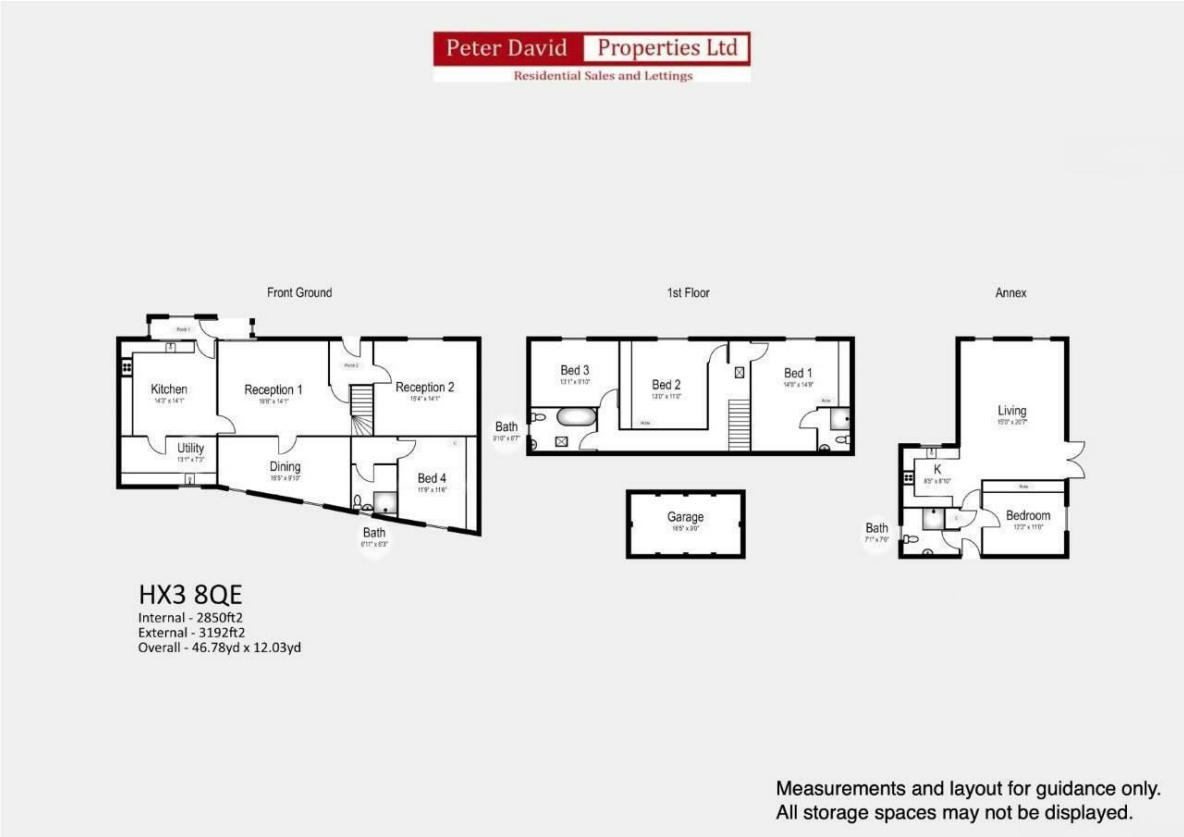
Hybrid Map



Terrain Map



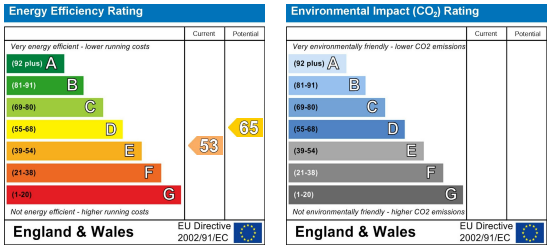
Floor Plan



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



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.