

# MARSH & MARSH PROPERTIES

*2 Chapel Street, Norwood Green, HX3 8QU*

*£275,000*



Situated in the highly sought after, and well-regarded, village of Norwood Green is this beautifully presented, two bedroomed, cottage. Located away from the roadside, this quaint row of cottages will certainly delight. This cottage is also offered with the added advantage of being with NO CHAIN. Its idyllic setting, charming approach away from main roads, the bordering fields and nearby local walks make this a picture-perfect setting for the property. There is off-street parking, to the rear, on the pebbled area. The property is accessed via a flagged walkway that bisects the lawned garden and the flowerbed frontage that creates the ideal first impression from the moment you arrive.

Internally the property will continue to impress, being offered in immaculate condition throughout and with a stylish and timeless décor that certainly enhances the cottage. Its well-tended internals offers the ideal opportunity for any prospective buyer to move in with little work required. With its spacious living room, well laid out kitchen, two double bedrooms, house bathroom and a spacious usable room on the third floor that would make an ideal occasional bedroom, storage space or even an office. Just step inside and you will immediately fall in love with everything this home has to offer.

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Norwood Green, a semi-rural location, is well connected to all transport routes and services. With the M62 less than 10 minutes' drive away, providing cross Pennine connections and easy routes to all major cities, including Manchester, Leeds and Bradford. The village of Hipperholme is just a short 5 minute drive away with its excellent shops, restaurants and services. Halifax and Brighouse town centres are just a 15 minute drive, with their train stations offering access to the Grand Central train service to London. The property is also within a short commute of both good primary and secondary schools.

Owing to the highly sought after nature of the property, realistic asking price for the location, picture perfect setting and all being offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a wooden door opens into the

#### **PORCH**



A welcome reception to the property that also creates a barrier from the external aspect to the internal. With a tiled floor, under floor heating, central light fitting and wall mounted coat hooks.

From the porch a wooden door opens into the

#### **LIVING ROOM**

A light, bright and spacious living room that offers a fantastic reception into the house. The room is well illuminated via a central light fitting, wall mounted light fittings and uPVC double glazed windows to the front elevation, that create a charming living space. The living room has plenty of space for a three-piece suite along with additional furniture. A gas fire, on a stone hearth

and with stone mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, two single radiators, cornice to ceiling and television access point.





To the rear of the living room an opening leads into the

### KITCHEN



A well-laid out kitchen that features a “U” shaped set of laminated work surfaces, all with over and under counter cupboards and drawers, providing plenty of storage space. To one side of the room is a set of fitted cupboards that house the boiler. The entrance to the kitchen from the living room provides plenty of space for a small dining table. With an integrated hob, integrated oven, extractor hood, stainless steel splashback, uPVC double glazed window to the rear elevation, ceiling inset spotlights, integrated dishwasher, integrated

washing machine, integrated fridge, integrated freezer and an inset stainless steel sink with stainless steel mixer tap.

From the living room a carpeted staircase leads up to the

### LANDING

With a carpeted floor, central light fitting and cornice to ceiling.

From the landing wooden doors open into

### BEDROOM 1



A large master bedroom that offers ample space for a double bed and also benefits from a set of

fitted wardrobes providing plenty of additional storage space. With a carpeted floor, uPVC double glazed window to the front elevation, single radiator, cornice to ceiling and central light fitting.

## BEDROOM 2



Another good sized room that could accommodate a double bed. With a carpeted floor, uPVC double glazed window to the rear elevation, single radiator, cornice to ceiling and central light fitting.

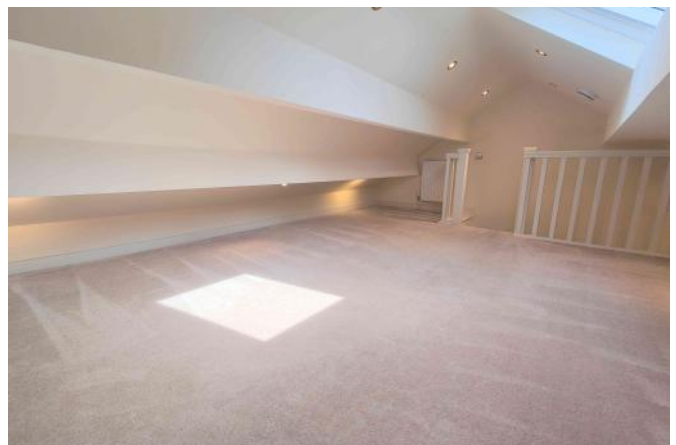
## BATHROOM



A well laid out, neat and modern house bathroom that makes excellent use of the space on offer.

With its panel bath, over bath shower, vanity inset washbasin, single radiator, close coupled toilet, frosted uPVC double glazed window to the rear elevation, splashback tiling, tiled flooring, ceiling inset spotlights and an extractor fan.

## USABLE ROOM



A fantastic addition to the property offering the ideal place for an occasional bedroom, additional storage or as an office. With a carpeted floor, Velux window and ceiling inset spotlights.

## GARDENS



To the front of the property is a beautifully presented garden; a lawned area with a flowerbed border that certainly enhances the kerb appeal of



the property. Over the front pathway is another lawned area again offering a charming frontage.



NB: Over the second flagged pathway is another lawned garden, this **does not** come with the property and is owned by the neighbour. It is immaculately tended and offers a further charming outlook.

#### **PARKING**

There is off road parking to the rear of the property.

#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of

uPVC double glazing and gas central heating.

#### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **LOCATION**



What3words: [///piano.pulled.keeps](#)

Google Plus Code: P6Q4+MPX Halifax

For sat nav users the postcode is: HX3 8QU

#### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

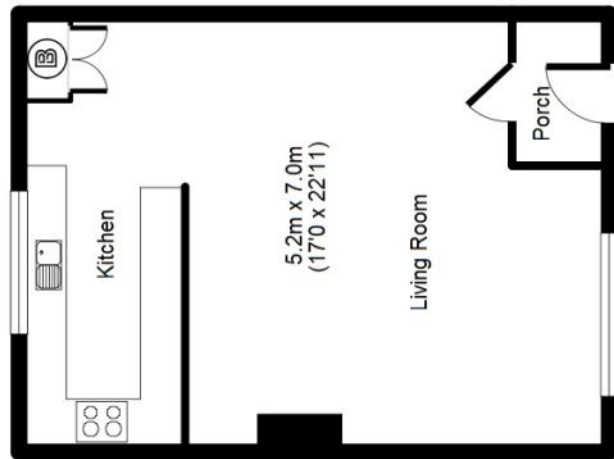
Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.



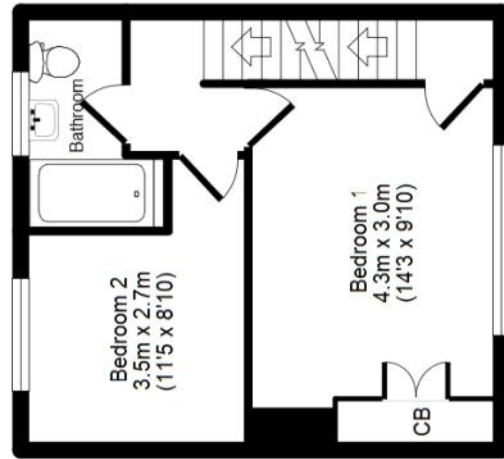
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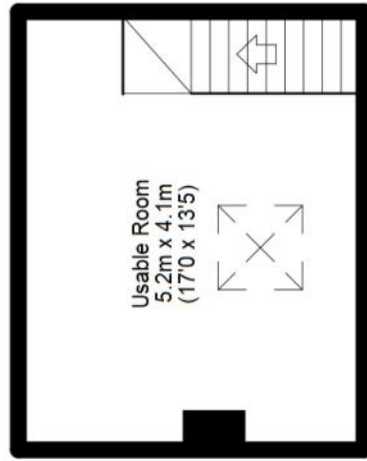
## 2 Chapel Street, Norwood Green, HX3 8QU



Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 939 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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