



7 Norman Terrace

Elland, HX5 9BT

Asking Price £200,000 Freehold





Situated in Elland and offered to the market with no onward chain, 7 Norman Terrace is a mid-terraced home that has been recently modernised by the current owner to offer beautifully presented three bedroom accommodation over two floors, alongside a generous driveway and enclosed rear garden.

Location

Situated within a popular residential location close to the centre of Elland, Halifax and Brighouse, close to a range of good schools. Within the centres of Halifax and Brighouse are a wealth of local amenities including local shops, cafes, well-established bars and restaurants and bigger chain supermarkets. Also within Halifax and Brighouse are bus and train stations offering direct links to Leeds, Manchester and London. Junction 24 of the M62 motorway network is close by.

Accommodation

Access is gained through French doors into the entrance porch, with a second door the leading through to the entrance hallway. A staircase rises to the first floor.

The door to your left takes you through to the spacious lounge with a large bay window to the front elevation flooding the room with natural light. A gas fire sits at the focal point with decorative surround with paneling to the alcoves adding a modern touch.

Leading off the lounge is the kitchen/diner offering a range of wall, drawer base units with contrasting worksurfaces incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances would include an oven, four-ring hob with extractor above, fridge, freezer and washing machine. A door leads to understairs storage currently utilised as a utility/pantry and French doors lead out to the rear garden.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property benefitting from built-in wardrobes while the second double enjoys and outlook over the garden.

Completing the accommodation is the third single bedroom which is currently used as an office, and the house bathroom. The beautifully presented house bathroom is fully tiled and boasts a contemporary three-piece suite comprising a w/c, wash-hand basin and paneled bath with overhead shower.

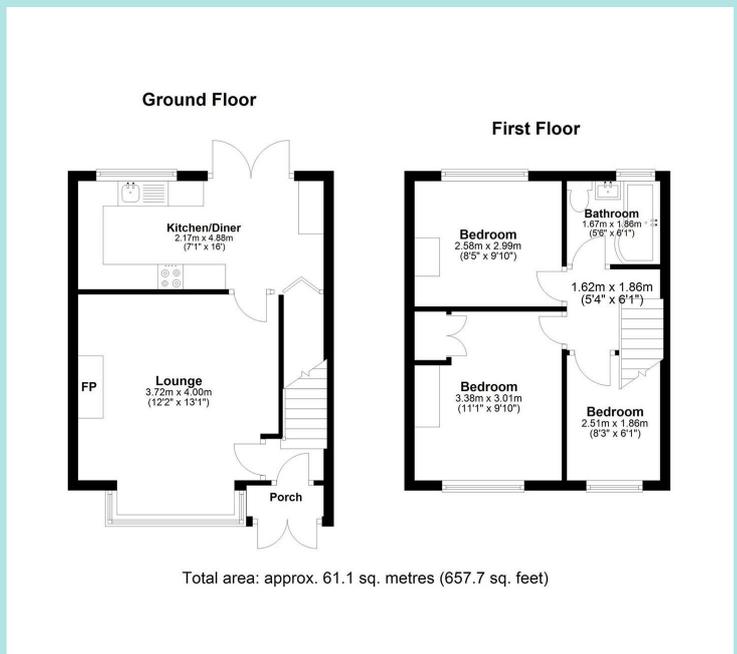
Externally, to the front of the property is a block-paved driveway providing off-street parking for two cars. To the rear, accessed from the French doors of the kitchen, a generous and low-maintenance garden is flagged with walled borders with architectural planting to one border. There is also a good-sized storage shed.

Council tax band: A

EPC rating: D

Ground rent: N/A

Service charge: N/A



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.