

Peter David

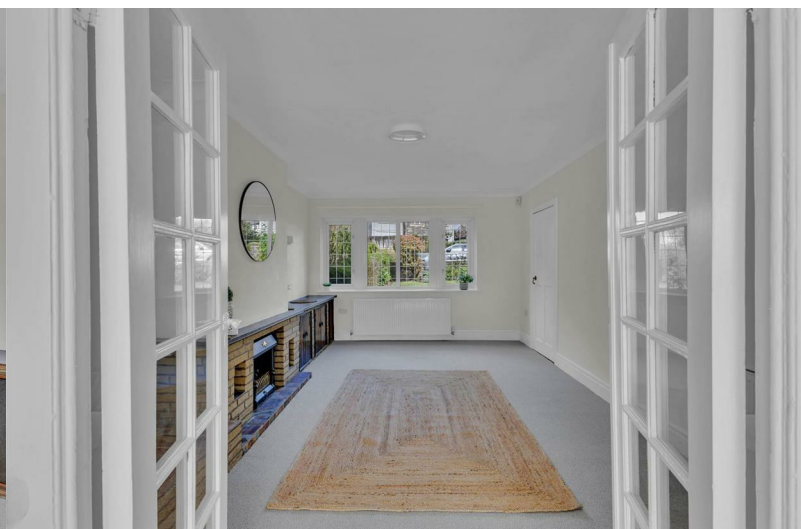
Properties Ltd

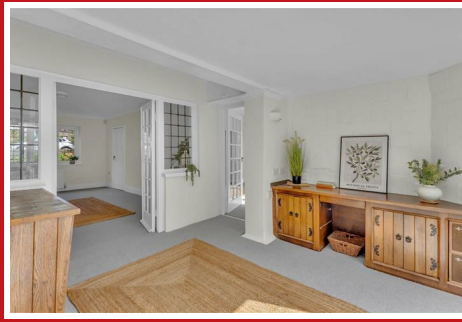
Residential Sales and Lettings



Norton Tower, Halifax

£375,000





Nestled in the highly sought-after Norton Tower area of Halifax, this substantial stone-built semi-detached house offers a wonderful opportunity for families seeking a long-term home.

With three spacious bedrooms, each equipped with built-in wardrobes, this property is designed for comfort and practicality. The well-appointed bathroom complements the living space, making it ideal for family life.

One of the standout features of this home is its extensive panoramic views over the picturesque surrounding countryside, providing a serene backdrop to daily living. The property boasts delightful, mature gardens both at the front and rear, with a particularly large south-facing garden that includes a charming patio area, perfect for outdoor entertaining or simply enjoying the sunshine.

Recent updates enhance the appeal of this residence, including a complete rewire, a new boiler, and new pipework and radiators throughout. The interior has been recently redecorated and fitted with new carpets, ensuring a fresh and inviting atmosphere for its new owners.

The property offers ample driveway parking and a double tandem garage equipped with electrics, providing both convenience and additional storage options. The absence of an onward chain adds to the attractiveness of this home, allowing for a smoother transition for prospective buyers.

Having excellent potential to extend and refurbish, subject to the necessary planning permissions. This property is not just a house but a canvas for creating a dream family home. Tucked away on a no-through road, it combines peace and privacy with the convenience of local amenities, making it a truly desirable place to live.

- IMPRESSIVE 3 BEDROOM STONE BUILT SEMI DETACHED PROPERTY ON A NO THROUGH ROAD
- EXTENSIVE PANORAMIC VIEWS OVER THE COUNTRYSIDE
- 2 RECEPTION ROOMS AND A SUN ROOM
- KITCHEN, UTILITY AND STORAGE
- 3 DOUBLE BEDROOMS ALL WITH BUILT IN WARDROBES AND STORAGE
- BATHROOM AND SEPARATE W.C
- BEAUTIFUL GARDENS TO THE FRONT AND REAR SOUTH FACING GARDEN AND PATIO
- TANDEM GARAGE
- COUNCIL TAX BAND D
- EPC RATING D

Accommodation

Ground Floor

Entrance Hall

Storage Cupboard

Lounge

16'3" x 11'5" (4.96 x 3.5)

Sun Room

10'8" x 11'8" (3.26 x 3.57)

Living Room

10'2" x 16'0" (3.10 x 4.88)

Kitchen

9'0" x 8'6" (2.75 x 2.60)

Boiler room/Store room

2'11" x 4'0" (0.90 x 1.24)

Pantry/Utility

2'11" x 4'3" (0.90 x 1.30)

First Floor

Landing

Storage cupboard

Bedroom 1

10'3" x 13'1" (3.13 x 4.0)

Bedroom 2

10'2" x 12'4" (3.12 x 3.77)

Bedroom 3

9'4" x 11'5" (2.86 x 3.50)

Bathroom

6'1" x 8'7" (1.87 x 2.63)

Separate W.C

2'9" x 5'2" (0.84 x 1.58)

External

Driveway, gardens front and rear

Tandem Garage

Directions

Please use HX2 ONG for Satnav

PLEASE NOTE

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



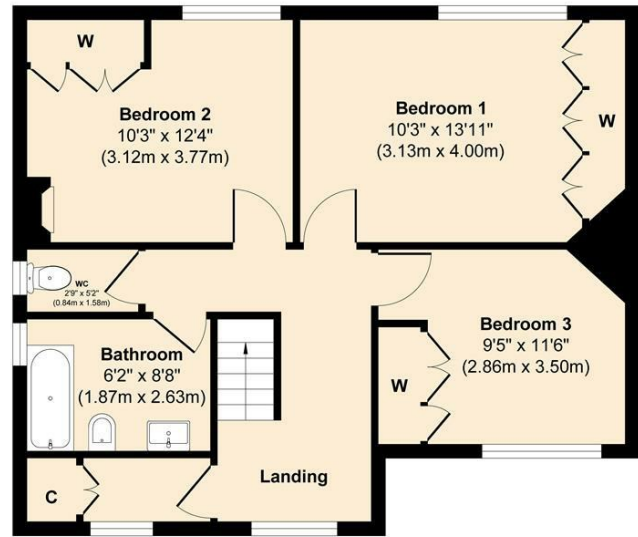
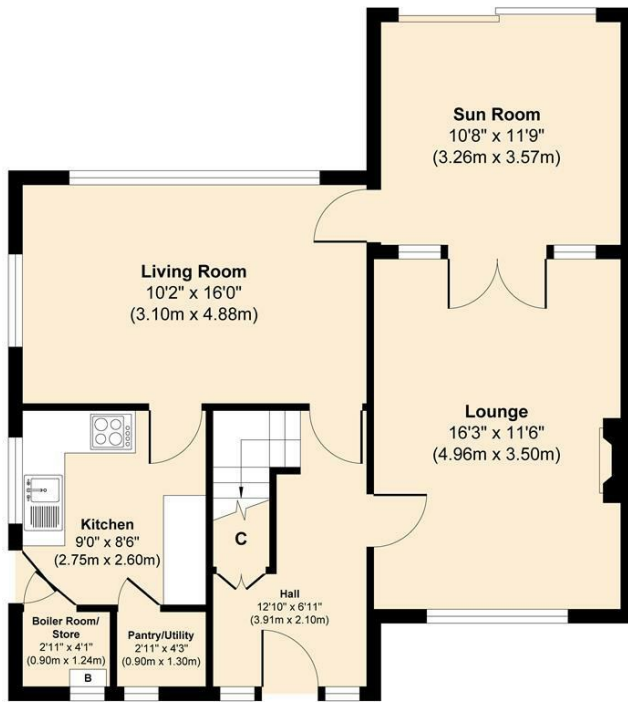
Hybrid Map



Terrain Map



Floor Plan



Ground Floor
Approximate Floor Area
691 sq. ft
(64.18 sq. m)

First Floor
Approximate Floor Area
606 sq. ft
(56.34 sq. m)

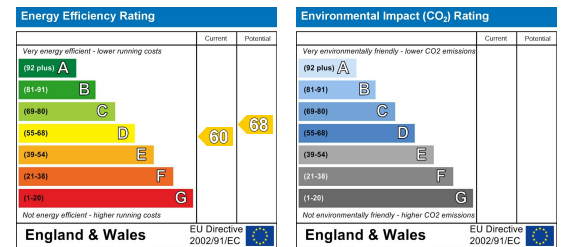
Approx. Gross Internal Floor Area 1,297 sq. ft / 120.52 sq. m.

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

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