



5 Norton Close, Halifax, HX2 7RD
£175,000

bramleys

This generously sized semi-detached bungalow offers two well-proportioned ground floor bedrooms, along with two versatile attic rooms, ideal for use as home offices, or hobby spaces.

Set on to a residential cul-de-sac within a popular residential area within Halifax. The property has gas fired central heating and uPVC double glazing.

With accommodation briefly comprising:- lounge, kitchen, 2 bedrooms and bathroom. Together with 2 first floor attic rooms.

Providing an ideal purchase for those looking towards retirement, or alternatively those with a young and growing family.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a side entrance door.

Entrance Hall

With a central heating radiator.

Lounge

14'2" x 12'2" (4.32m x 3.71m)

Having a central heating radiator and uPVC double glazed window. There is also an electric living flame fire which is set onto a marble effect hearth and backdrop.

Kitchen

12'8" x 6'6" (3.86m x 1.98m)

Fitted with a range of matching wall and base units with laminated work surfaces, built-in 4 ring gas hob with overhead extractor fan and light, oven and grill, plumbing for a washing machine, inset stainless steel sink unit with mixer

taps and side drainer, uPVC double glazed window to the front and side elevations, and a uPVC external door.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is also full tiling to both the walls and floor.

Bedroom 1

10'0" x 9'6" (3.05m x 2.90m)

Having a central heating radiator and uPVC double glazed window. There are built-in drawer units and overhead bed head cupboards.

Bedroom/Dining Room

14'0" x 9'1" (4.27m x 2.77m)

With a set of uPVC double glazed French doors which lead directly into the rear gardens. There is also a central heating

radiator. A staircase has been created from this room to the first floor.

FIRST FLOOR:

Landing

Attic Room 1

10'0" x 6'2" plus 7'4" x 6'5" (3.05m x 1.88m plus 2.24m x 1.96m)

An unusually shaped attic room, which has a central heating radiator and uPVC double glazed window.

Attic Room 2

9'7" max x 7'7" max (2.92m max x 2.31m max)

Fitted with a central heating radiator and a uPVC double glazed window.



OUTSIDE:

There is a side concrete driveway with adjacent lawned gardens to the front, with flowerbed borders. To the rear there is a full width flagged patio, with adjacent lawned gardens which have flowerbed borders and garden shed.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via King Cross Street and proceed to the main traffic lights at King Cross. Here, keep in the right hand lane and turn right at the next set of traffic lights onto Warley Road. Continue to the top of Warley Road and turn left into Gibbet Street which in turn becomes Roils Head Road. Continue up Roils Head Road and at the top of the hill turn right and immediately left into the continuation of Roils Head Road. Continue up the road, turn left into Norton Drive, left again into Norton Close and the property will be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

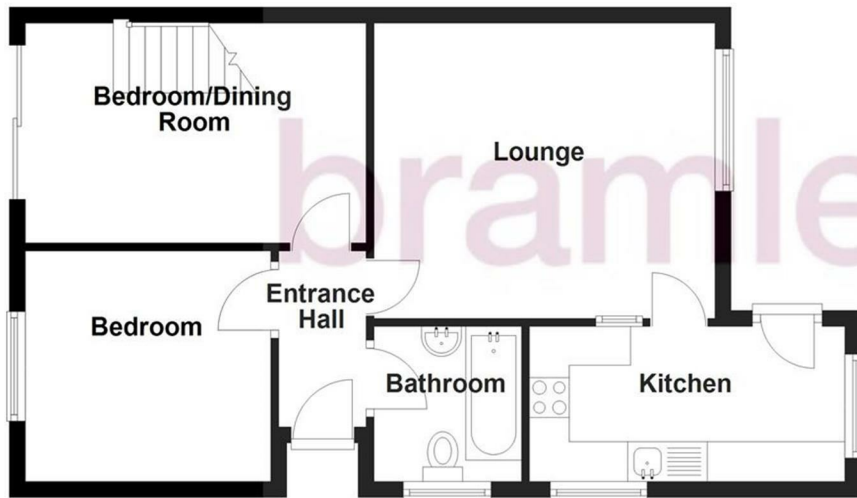
VIEWINGS:

Please call our office to book a viewing on 01422 374811.

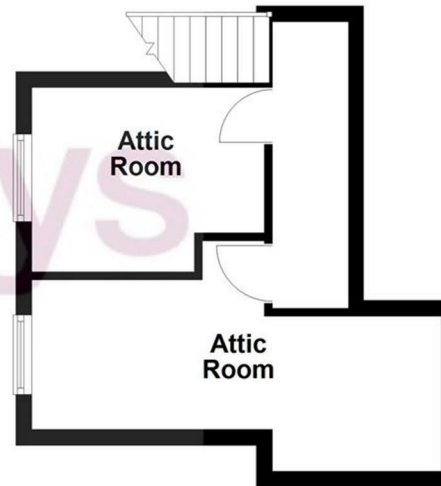




Ground Floor



First Floor



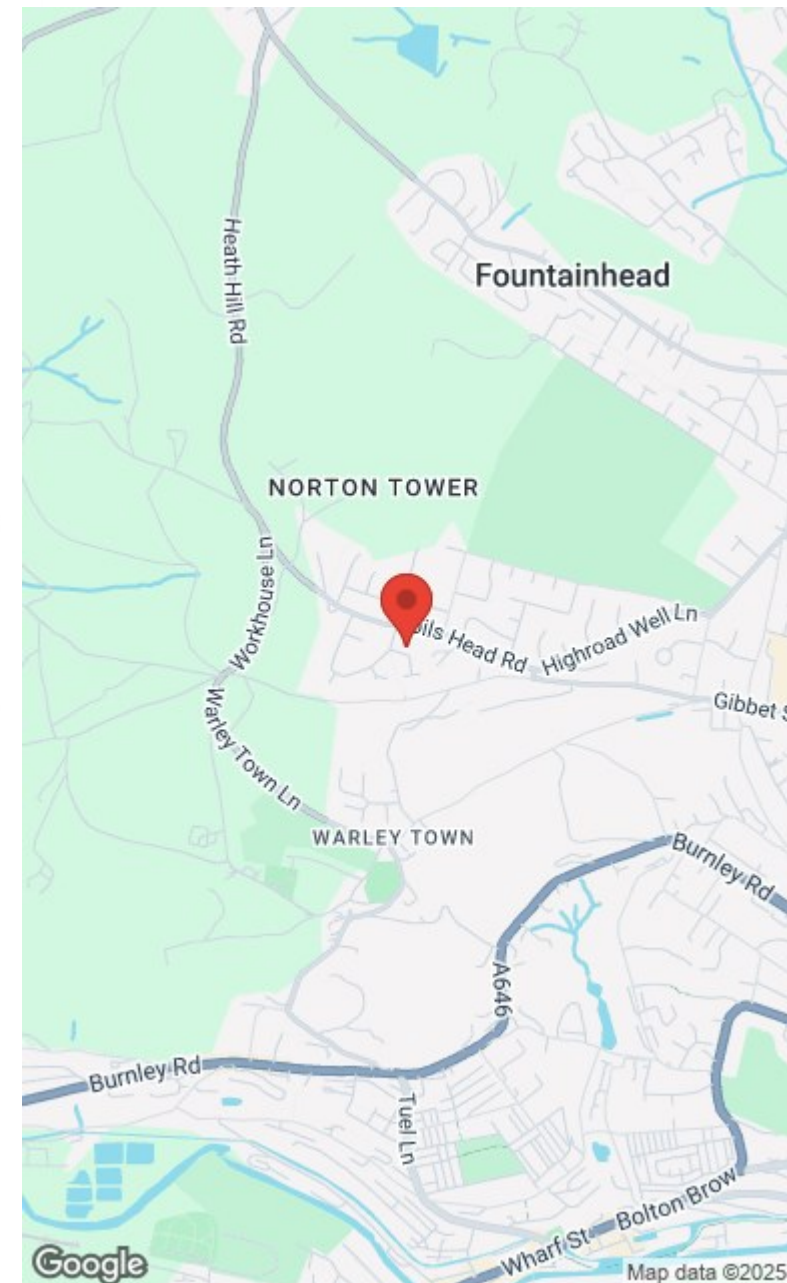
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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