



6 Norton Drive, Norton Tower, Halifax, HX2 7RB  
£220,000

**bramleys**



This recently renovated two-bedroom bungalow offers beautifully updated accommodation throughout, including a contemporary high-gloss kitchen and a spacious lounge/diner enjoying far-reaching views to the front. With well-maintained gardens to both the front and rear, a detached single garage and a paved driveway providing off-road parking, the property is ideal for downsizers, first-time buyers or those seeking modern single-level living close to local amenities and transport links.



## GROUND FLOOR:

### Entrance Hallway

Entered via a composite side door into a welcoming hallway with wood-effect laminate flooring, built-in storage and access to all accommodation.



### Lounge/Diner

16'4 x 11'2 (4.98m x 3.40m)

A spacious reception room with wood-effect laminate flooring and ceiling coving. Featuring an electric wall-mounted heater and a UPVC double glazed window to the front elevation enjoying far-reaching views.

### Kitchen

9'4 x 9'9 (2.84m x 2.97m)

Recently fitted modern high-gloss kitchen equipped with a range of matching wall and base units and laminate working surfaces. Includes an inset circular sink with mixer tap, induction hob with extractor canopy, built-in oven and microwave, integrated fridge/freezer, dishwasher and washing machine. With wood-effect laminate flooring, plinth heater and UPVC window to the side.



### Master Bedroom

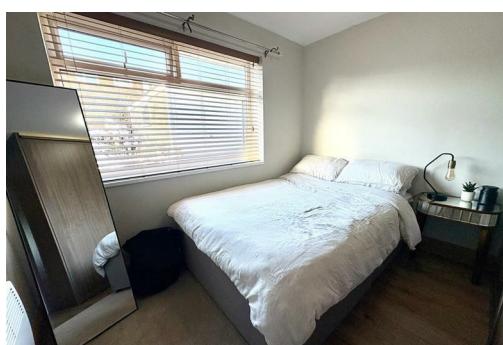
11'11 x 9'0 (3.63m x 2.74m)

A good-sized double bedroom positioned to the rear overlooking the garden. With UPVC window, electric wall-mounted heater and fitted wardrobes with sliding doors.

### Bedroom 2

9'4 x 9'0 max (2.84m x 2.74m max)

A second bedroom overlooking the rear garden, fitted with wardrobes with sliding doors, electric wall-mounted heater and UPVC double glazed window.



### Shower Room

Furnished with a modern white three-piece suite comprising low flush WC, vanity-set wash hand basin and large walk-in shower enclosure with thermostatic shower. With UPVC window, extractor fan and wood-effect laminate flooring

## OUTSIDE:

To the front of the property is a lawned garden with a paved driveway providing off-road parking and leading to a detached single garage at the rear. The rear garden is also lawned, complemented by flower borders and offering a pleasant outdoor seating space.

## 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, where the property can be found on the right.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band C

## 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.

## Ground Floor



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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