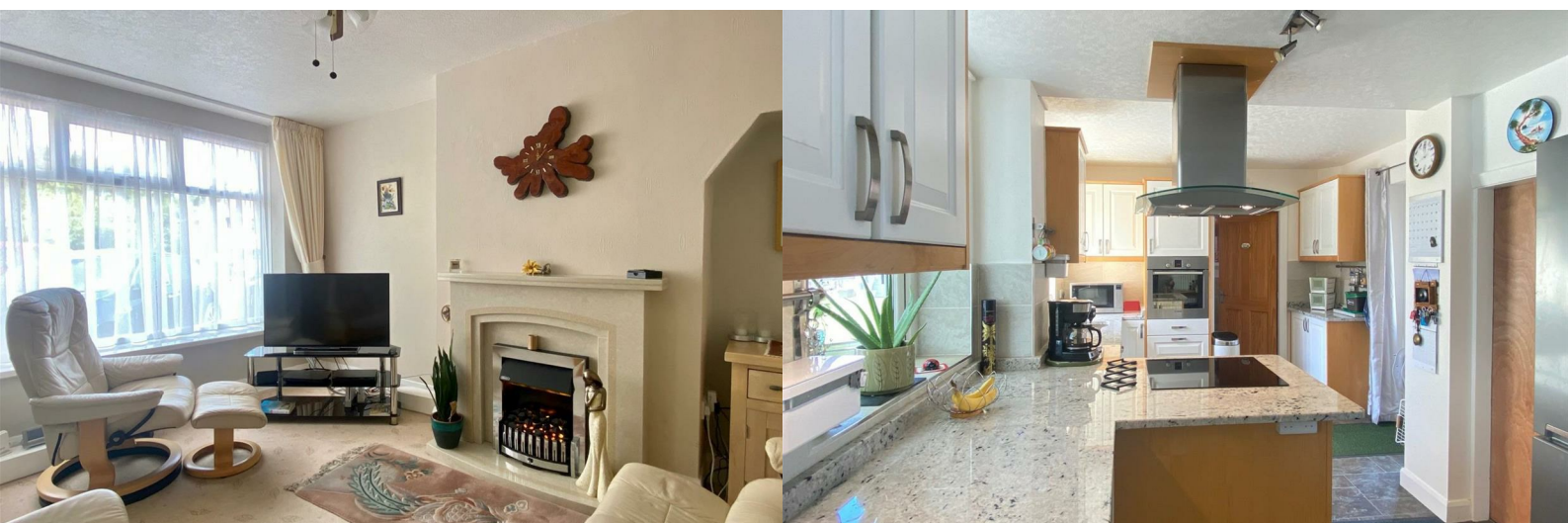




## 51 Paddock Lane

Norton Tower, Halifax, HX2 0NT

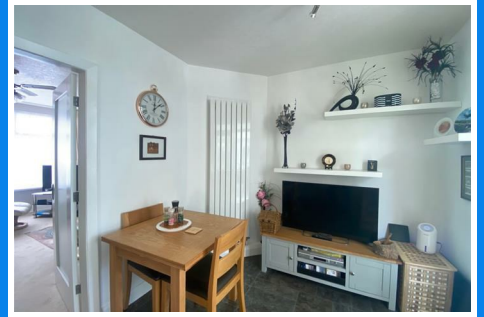
£245,000



# 51 Paddock Lane

Norton Tower, Halifax, HX2 0NT

£245,000



Welcome to Paddock Lane, Halifax - a charming location that could be the perfect setting for your new home! This delightful extended house boasts three bedrooms, a spacious kitchen/diner, a cosy living room, a fixed roof conservatory with solar powered Velux window, a downstairs W/C and a spacious bathroom with walk in shower and corner bath.

One of the standout features of this property is the generous landscaped garden, providing you with a tranquil outdoor space to relax and entertain. With mature lawns, border plants, vegetable patches and a summer house. The home has a driveway and garage providing for 2-3 cars, you'll never have to worry about finding a spot after a long day.

Situated in an area with good transport links and close to excellent local schools, this property offers both convenience and a sense of community. Whether you're looking to settle down or start a new chapter, this house in Paddock Lane could be the perfect place to call home.

## Living Room

A spacious living room overlooking the front of the home with a light and neutral colour scheme and an electric fireplace.

## Kitchen Diner

An extended kitchen diner with quartz worktops, white wall and base units providing ample work surface and storage space and a light neutral colour scheme extended throughout.

## Conservatory

Overlooking the rear garden with ceiling spotlights and a solar powered, rain sensing Velux window.

## W/C

A downstairs W/C part tiled with a sink and W/C

## Bedroom One

A double bedroom to the front of the home with fitted wardrobes.

## Bedroom Two

A double bedroom to the rear of the property with fitted storage.

## Bedroom Three

A well sized single room currently used as an office space.

## Bathroom

A large bathroom suite with a corner bath, wet room open shower, sink and w/c.

## Summerhouse

An ideal spot to relax on sunny days, the summerhouse has solar lighting.

## Garage

Ideal parking and storage space.

## External

The property is set within a large corner plot and has a driveway to the front and gardens to the side and rear. The south facing garden has mature lawns, a patio, vegetable patches and space for a greenhouse.

## Directions

For Satnav please use the postcode HX20NT

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.



## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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 SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map

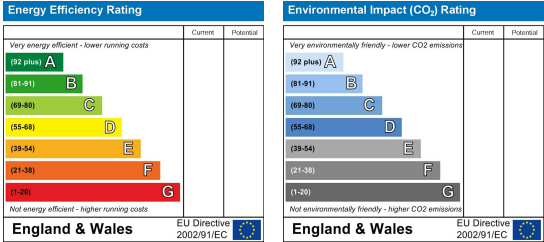


Floor Plan

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.