

Peter David Properties

Residential Sales and Lettings

Norton Drive
£160,000



Norton Drive, Norton Tower

Peter David are delighted to offer this 2 bedroom residence to the market with the potential to extend to create a much larger property subject to the relevant planning permissions. With ample off road parking for 4/5 cars, gardens and two garages this property would make a splendid family home.

Located in Norton Tower, this popular residential location provides good commuter links to both the Calder Valley and Halifax Town centre. The locality is served by shops, an ASDA superstore, bus links and the renowned 18 hole Halifax West End Golf Club. The Luddenden Valley is a short walk away, popular with walkers and cyclists alike.

Occupying a large corner plot, the accommodation, set over two floors, briefly comprises of an entrance porch, entrance hallway, open plan lounge and dining room, kitchen, attached double garage, downstairs wc, stairs from the entrance hallway lead to the landing area, two bedrooms and the house bathroom. As one would expect, the property benefits from gas central heating and PVCu double glazing.

Outside the property has ample off road parking for 4/5 cars, a detached single garage plus and an attached double garage with gardens to both the front and rear of the property.

This property would make a lovely home for all family types, but also offers the opportunity to create a much larger property by extending into and over the attached garage subject to the relevant planning permissions.

Please direct any enquiry you may have to our sales team who will be happy to assist.

Features

- Potential to extend
- Attached double garage and detached single garage
- Gardens to the front and rear
- Two bedrooms
- Gas central heating and PVCu double glazing
- NO UPWARD CHAIN
- Off road parking for 4/5 cars
- EPC Rating: E
- Large open plan lounge dining area
- To view contact the sales team 01422 366948

Accommodation

Ground Floor

Entrance Hall

With central heating radiator, under stairs storage housing utility meters, access to the ground floor principal rooms, external access door to the porch.

Dining Room 3.66m (12'0") x 3.51m (11'6")

With double glazed window overlooking the front garden and central heating radiator.

Lounge 4.50m (14'9") x 3.51m (11'6")

With inset gas fire and feature stone fireplace, central heating radiator and patio doors leading to the rear garden.

Kitchen 4.37m (14'4") x 2.41m (7'11")

With a range of matching wall and base units with complementary worktops and tiled splashback. Stainless steel sink with chrome mixer tap. Four ring gas hob, built in electric oven, microwave and fridge freezer. Double glazed window and central heating radiator. Access door to the attached double garage.

Downstairs wc

A fully tiled room with a two piece white suite comprising wc and sink. Towel heater.

Attached Double Garage 5.26m (17'3") x 4.72m (15'6")

With plumbing, power and lighting. Up and over garage door to the driveway. Separate access door to the front garden.

First Floor

Cupboard on landing housing the gas boiler.

Bedroom One 3.51m (11'6") x 3.48m (11'5")

With double glazed window and central heating radiator. Far reaching views.

Bedroom Two 2.34m (7'8") x 3.48m (11'5")

With double glazed window and central heating radiator. Far reaching views. Built in wardrobes.

Bathroom 2.01m (6'7") x 2.29m (7'6")

A fully tiled bathroom with three piece champagne suite comprising of a bath with electric shower over and shower screen, wc and sink with pedestal. Double glazed frosted window and central heating radiator.

External

Outside the property has ample off road parking for 4/5 cars, a detached single garage plus and an attached double garage with gardens to both the front and rear of the property.

Directions

Please use postcode HX2 7RA.



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