

Peter David Properties

Residential Sales and Lettings

Roils Head Road, Norton Tower
£225,000



Located on the outskirts of Norton Tower, this three bedroom detached bungalow offers fantastic far reaching views over the Luddenden Valley and the Pennine Hills beyond. This bungalow is presented to a very high standard and we would encourage an early viewing to appreciate the elevated setting and the views the property commands. The property also has FULL planning permission to extend the property up to 2 levels to increase the available living accommodation if desired with Building Regulation approval. Details on request.

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.

The accommodation briefly comprises of an entrance vestibule, living room, kitchen, three bedrooms and the house bathroom. As one would expect, the property benefits from gas central heating and PVCu double glazing.

Outside you will find a driveway providing ample off road parking, a single garage with gardens to both the front and rear.

The property is ideal for a downsizing family or someone who is looking to extend as the planning permission is already available to inspect. Please direct any enquiry you may have to our sales team who will be happy to assist.

Features

- Outstanding views over the Pennines
- Detached three bedroom bungalow
- Flexible living accommodation
- Single garage and driveway
- Gardens
- NO UPWARD CHAIN
- Potential interest to people down sizing
- EPC band D
- Gas central heating and double glazing
- FULL planning permission to extend granted



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.

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Accommodation

Entrance vestibule

Lounge 5.25m (17' 3") x 3.82m (12' 6")

A spacious room with views over the valley. Fitted inset gas fire, central heating radiator and double glazed window.

Kitchen 3.29m (10' 10") x 2.41m (7' 11")

With a range of wall and base units with complementary work surfaces and a tiled splashback. Inset sink with mixer tap. Integrated electric oven, microwave, fridge, freezer and a four ring gas hob. Space and plumbing for an automatic washing machine. Tiled floor. Double glazed window.

Bedroom 4.60m (15' 1") x 2.80m (9' 2")

With fitted wardrobes and cupboards. Cupboard housing the BAXI combi boiler. Central heating radiator and double glazed leaded window.

Bedroom 2.75m (9' 0") x 3.57m (11' 9")

Central heating radiator and double glazed leaded window.

Bedroom 3.02m (9' 11") x 2.41m (7' 11")

Central heating radiator and double glazed window.

Bathroom 1.79m (5' 10") x 2.41m (7' 11")

A modern fitted half tiled bathroom suite comprising of a sink with pedestal, WC and bath with mixer shower and shower screen. Shaving point. Chrome towel radiator and frosted double glazed window.

Outside

Outside you will find a driveway providing ample off road parking, a single garage with gardens to both the front and rear.

Directions

Please use the post code HX2 0NH for sat nav directions