

Peter David

Properties Ltd

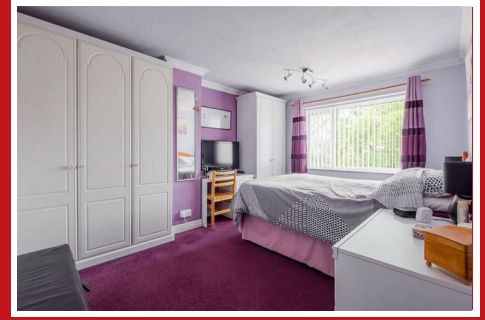
Residential Sales and Lettings



Vicar Park Road, Norton Tower

Offers In The Region Of £230,000





We are delighted to present to you this charming three-bedroom semi-detached house located on the sought-after Vicar Park Road in Halifax. Situated on a larger than average corner plot in the desirable residential area of Norton Tower, this property is a true gem waiting to be discovered.

As you step inside, you are greeted by a warm and inviting atmosphere in the spacious lounge and kitchen/diner, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The property boasts a beautiful bathroom, ensuring your comfort and convenience. Outside, you will find both front and rear gardens, offering a lovely outdoor space to enjoy some fresh air or perhaps indulge in some gardening. Additionally, the large driveway and car port provides convenient off-road parking for your vehicles.

Priced at Offers Over £230,000, this property offers fantastic value for a semi-detached house in such a desirable location. Don't miss out on the opportunity to make this house your home and enjoy all that it has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Vicar Park Road.

- THREE BEDROOM SEMI DETACHED PROPERTY
- ON A LARGER THAN AVERAGE CORNER PLOT
- CAR PORT
- GARDENS TO FRONT AND REAR
- THREE BEDROOMS
- DOUBLE GATES TO THE PROPERTY
- EPC RATING D
- COUNCIL TAX BAND C

Accommodation

Entrance Hallway

An inviting hallway giving access to the ground floor rooms.

Lounge

11'3" x 15'7" (3.45 x 4.75)

Well appointed lounge with stone fireplace and a new gas fire and large window.

Kitchen/ Dining

17'4" x 13'3" (5.3 x 4.05)

A beautiful room with a range of matching wall and base units with complementary work surfaces and matching splash back, inset stainless steel sink with mixer tap, gas hob and extractor fan, integrated electric oven, space for a freestanding fridge/freezer. Pantry cupboard. The Worcester Bosch boiler is 3 years old and has warranty remaining. A dining area with space for a dining table and chairs. A sliding door provides access to the garden.

1st Floor

Landing

Giving access to a boarded loft with loft ladder.

Bedroom 1

10'2" x 13'1" (3.1 x 4)

Double bedroom with central heating radiator, window and a wall of fitted wardrobes.

Bedroom 2

11'5" x 10'11" (3.5 x 3.35)

Double bedroom with central heating radiator, window and mirrored wardrobe.

Bedroom 3

6'10" x 10'0" (2.1 x 3.05)

Bedroom with central heating radiator and a window.

Bathroom

6'9" x 5'6" (2.08 x 1.68)

Fully tiled bathroom with a three piece suite comprising of a shower cubicle, wash hand basin vanity unit and WC. Chrome towel heater and window with privacy glass.

External

To the side of the property there are double gates which provide access to the large block driveway providing off street parking to the side and the front of the property providing off street parking. To the front there is a lovely garden laid to lawn, bordered by mature shrubs and plants to enjoy the summer months. To the side of the property is a car port and to the rear is a paved patio.

Directions

Please use post code HX2 0NL for sat nav directions.

PLEASE NOTE

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



