



SHERIDAN
BAILEY
PROPERTY



5 Golf Avenue

Norton Tower, Halifax, HX2 0LE

Offers over £220,000



Fully renovated 3 bed semi detached property situated in a cul-de-sac position in Norton Tower, Halifax.

This property is a wonderful opportunity to purchase this lovingly restored property.

The property briefly comprises, entrance hall, open plan kitchen/dining with brand new kitchen, feature island and French doors opening to rear garden from dining space, living room. On the first floor are two double bedroom plus a single bedroom, house bathroom

Externally this is a large plot with long driveway to accommodate up to 3 vehicles plus a single detached garage which is to be cladded and have new doors fitted prior to completion. There is a large rear garden which again will be laid to lawn prior to completion

Early viewing recommended!



Entrance Hall

Welcoming entrance hall with wooden effect laminate flooring leading to downstairs accommodation and staircase to first floor landing

Living Room 12'10 x 11'7 (3.91m x 3.53m)

Spacious, light and airy family living room. Large windows to front elevation. Recess for fireplace. Chrome sockets and switches.

Kitchen / Dining 19'8 x 11'10 (5.99m x 3.61m)

Fantastic open plan brand new kitchen / dining leading from hallway to across the rear of the property. This is the real heart of this property with an abundance of natural light thanks for window to rear elevation and large French Doors leading out to rear garden and patio. The Kitchen comprises - 4 ring induction hob with stainless steel extractor over, single electric oven, plumbing for washing machine. The focal point of the kitchen is the island, the perfect breakfast bar area that will sit up to 4 people. The Dining space is generous with plenty of room for large dining table and chairs, a great family and entertaining space alike! Wooden effect flooring and inset ceiling spots.

Staircase to first floor landing with understairs

Master Bedroom 12'4 x 10'3 (3.76m x 3.12m)

Good sized Master Bedroom to rear of property and garden views

Bedroom 2 11'4 x 10'5 (3.45m x 3.18m)

Good sized double bedroom with window to front elevation

Bedroom 3 7'7 x 7'5 (2.31m x 2.26m)

Single bedroom with window to front elevation and loft access

Bathroom

Brand new 3 piece white bathroom suite comprising, bath with rainfall shower over and glass shower screen, low level WC, wash handbasin and chrome heated towel rail. Frosted window to rear elevation

External Areas

The property is located within a prominent position within the cul-de-sac and as such is a very good sized plot. A long driveway will easily accommodate 3 vehicles and there is a single garage. Point to note - the garage will be renovated by completion and be clad with new door. To the rear of the property is a large garden and again this will be laid to lawn prior to completion.

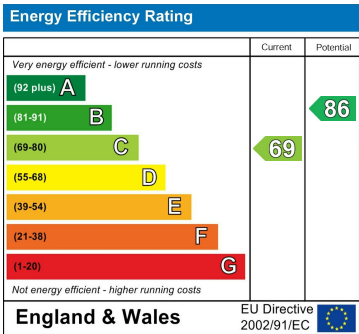
Area Map



Floor Plans



Energy Efficiency Graph



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