



1c Paddock Lane, Halifax HX2 0LB

welcome to

1c Paddock Lane, Halifax

A four bedroom Detached family home in the highly sought after area of Norton Tower. Benefitting from a downstairs Wc, Master bedroom with ensuite, driveway and rear garden! Conveniently located close to local amenities, schools and transport links. Call us now to book your viewing!



Ground Floor

Entrance

Front door leading to a carpeted hallway with gas central heating radiator. Spindle staircase leads to the first floor.

Open Plan Living

Lounge

17' 5" x 14' 1" (5.31m x 4.29m)

The lounge area is spacious with laminate flooring and two ceiling light points. Warmed by an electric fire plus two central heating radiators. The room has a double glazed bay window to the front plus French doors to the rear.

Kitchen

8' 10" x 7' 6" (2.69m x 2.29m)

Good sized kitchen area fitted with a range of base and wall units with contemporary wood effect work surfaces. Integrated electric oven and gas hob with extractor over, Full sized dishwasher plus integrated fridge freezer. Sink unit with drainer. With laminate flooring, ceiling light point and a double glazed window to the rear.

Cloakroom

With a Low flush WC and wash hand basin. Space and plumbing for a Washing machine, Laminate flooring and ceiling light point. Door to storage.

First Floor Landing

With carpeted flooring and a double glazed window to the front.

Bedroom Two

13' 1" x 8' (3.99m x 2.44m)

Double bedroom with carpeted flooring, ceiling light point, central heating radiator and a double glazed window to the rear.

Bedroom Three

9' x 7' 8" (2.74m x 2.34m)

Carpeted room with ceiling light point, central heating radiator and a double glazed window to the rear.

Bedroom Four

10' 3" x 8' 11" (3.12m x 2.72m)

Good sized bedroom with carpeted flooring, ceiling light point, central heating radiator and a double glazed window to the front.

Second Floor

Bedroom One

22' 3" max x 10' 11" (6.78m max x 3.33m)

Superbly spacious double bedroom with eaves storage, carpeted flooring, three double glazed Velux windows and a central heating radiator. Door to ensuite

Ensuite

Fitted with a shower cubicle, low flush WC and wash hand basin with mixer tap. Laminate flooring, ceiling spotlight and a Velux window

Bathroom

Comprising bath with shower over and glass shower screen, low flush WC and wash hand basin with mixer tap. Part tiled walls, vinyl flooring and central heating radiator. Double glazed window to the front.

External

The property has a paved driveway with gated accessed enclosed by stone wall. A gate leads to the rear. A superb sized paved and patio garden enclosed by stone wall and fencing. The perfect place to enjoy those summer BBQs.



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welcome to

1c Paddock Lane, Halifax

- **OFFERS OVER £300,000**
- FOUR BEDROOMS
- NORTON TOWER LOCATION
- GARDEN & DRIVEWAY
- MASTER EN-SUITE & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112237 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk