

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!

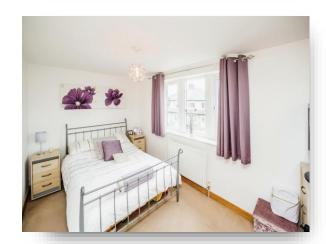












## Ground Floor Entrance

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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## 1c Paddock Lane, Halifax

- \*\*OFFERS OVER £280.000\*\*
- FOUR BEDROOMS
- NORTON TOWER LOCATION
- GARDEN & DRIVEWAY
- MASTER EN-SUITE & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

offers over

£280,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX112237 - 0007 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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