



Paddock Lane, Halifax HX2 0NT

welcome to

Paddock Lane, Halifax

A two bedroom home in the highly desirable location of Norton Tower. Benefitting from a detached garage, driveway, Front & rear gardens and sold with No onward chain! Call us now to view!



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

uPVC door to side, carpet flooring, uPVC double glazed window to side elevation and central heating radiator. Stairs to first floor.

Lounge

18' 6" x 11' 4" (5.64m x 3.45m)

Spacious lounge with carpet flooring, two ceiling light points, central heating radiator, uPVC double glazed window to the front elevation and electric fire.

Dining Room/Sitting Room

17' 6" x 12' 2" (5.33m x 3.71m)

A spacious room which has been extended. With carpet flooring, ceiling light point, central heating radiator, French doors to rear garden and uPVC double glazed window to side elevation.

Kitchen

15' 8" x 7' 7" (4.78m x 2.31m)

Kitchen fitted with wall and base units incorporating Gas hob with extractor hood, electric oven and sink and drainer. Benefitting from a uPVC double glazed window to the side elevation, vinyl flooring and two ceiling light points.

First Floor Landing

With carpet flooring, a ceiling light point and a uPVC double glazed window to the side elevation.

Bedroom One

13' 2" x 11' 4" (4.01m x 3.45m)

A double bedroom with carpet flooring, ceiling light point, uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m)

Carpet flooring, ceiling light point, a uPVC double glazed window to the rear elevation and a central heating radiator.

Shower Room

Shower room fitted with a white three piece suite comprising of a low level Wc, Shower cubicle and pedestal washing hand basing. The room has vinyl flooring, a ceiling light point, central heating radiator and a uPVC double glazed window to the side elevation.

Externally

Externally the property boasts a driveway to the front, leading down the side of the property to the detached garage and a garden area to the front. To the rear of the property there is a spacious garden.



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welcome to

Paddock Lane, Halifax

- **OFFERS OVER £170,000**
- TWO DOUBLE BEDROOMS
- DINING ROOM/SITTING ROOM TO THE GROUND FLOOR
- NO ONWARD CHAIN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: Awaiting

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113301 - 0002

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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