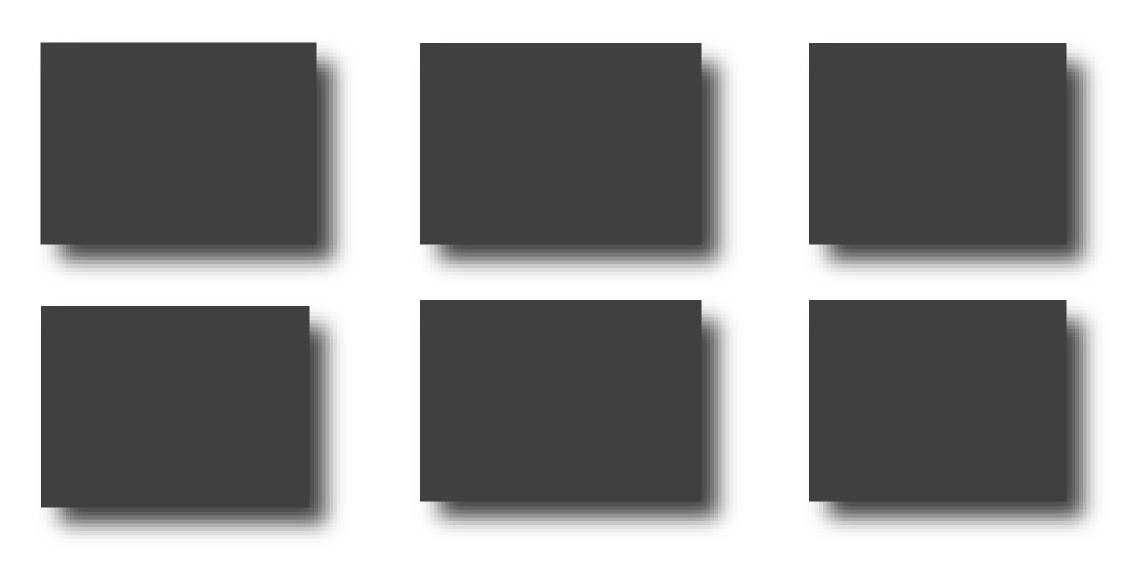


**Norton Drive, Halifax, HX2 7RA** 

# welcome to

# **Norton Drive, Halifax**

This three bedroom semi-detached bungalow situated in the highly sought after area of Norton Tower, marketed at a price of £170,000 which would be ideal for growing families. Benefiting from off street parking, gardens front and rear. Offering spacious family living close to local amenities



**Agents Note** 

\*\*Please note that nay services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.\*\*

## Lounge

16' 6" x 11' 11" ( 5.03m x 3.63m )

The lounge comprises of carpet flooring, ceiling spotlights, gas central heating radiator, fitted, log burner, UPVC double glazed window to the front elevation.

#### Kitchen

13' 4" x 9' 8" ( 4.06m x 2.95m )

The kitchen comprises of tiled flooring, ceiling spotlights, matching wall and base units with worktop over, fitted oven and hob, gas central heating radiator, UPVC double glazed window to the side elevation and a UPVC door to the side.

## **Utility Room**

3' 7" x 5' 4" ( 1.09m x 1.63m )

The utility comprises of tiled flooring, ceiling light point, matching wall and base units, UPVC double glazed window to the side elevation.

#### **Bedroom One**

15' 1" x 14' 9" ( 4.60m x 4.50m )

Bedroom one comprises of carpet flooring, ceiling light points, U[VC double glazed window to the side elevation.

#### **En-Suite**

The En-suite comprises of wood flooring, ceiling light point, low level w/c, wash hand basin, UPVC double glazed window to the side elevation.

### **Bedroom Two**

15' 7" x 11' 1" ( 4.75m x 3.38m )

Bedroom two comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

#### **Bedroom Three**

9' 4" x 7' 1" ( 2.84m x 2.16m )

Bedroom three comprises of carpet flooring, ceiling light points, gas central heating radiator, UPVC double glazed window to the side elevation.

#### Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, tiled walls, low level W/c, wash hand basin, panelled bath, gas central heating radiator, UPVC double glazed window to the side elevation.

#### **Externally**

Externally the property benefits from a driveway and paved area with a paved and lawned rear garden





## welcome to

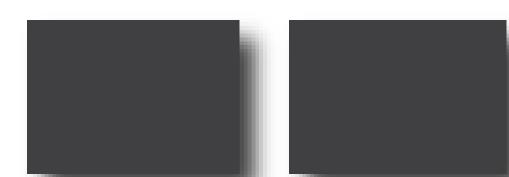
# **Norton Drive, Halifax**

- THREE BEDROOM SEMI-DETACHED PROPERTY
- PRICE £155,000
- DRIVEWAY AND GARDENS
- LOCATED IN THE POPULAR AREA OF NORTON **TOWER**
- CLOSE TO LOCAL AMENITIES AND LOCAL SCHOOLS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £155,000





Cooole Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114744



Property Ref: HFX114744 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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Map data @2025



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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.