



Norton Drive, Halifax, HX2 7RA

welcome to

Norton Drive, Halifax

PUBLIC NOTICE: 19 Norton Drive, Halifax, HX2 7RA

We are acting in the sale of the above property and have received an offer of £157,000 of the above property.

Any interested parties must submit any higher offers in writing to the selling agent, before exchange of contracts take place.



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, UPVC 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



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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

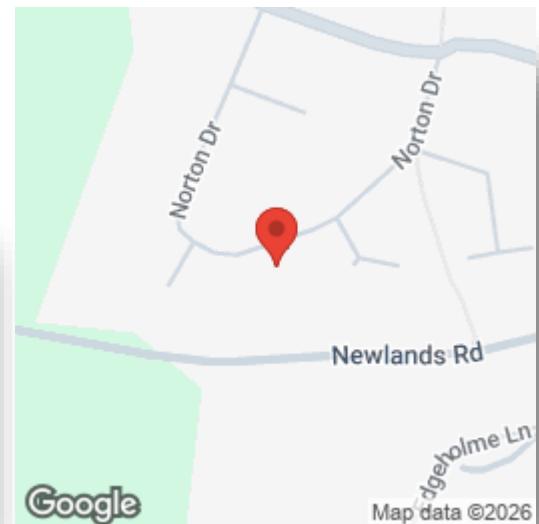
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£155,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFX114744 - 0008

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.

 **william h brown** Incorporating **Porter Glenny**



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