



**Vicar Park Road, Halifax, HX2 0NL**



**welcome to**

**Vicar Park Road, Halifax**

Three bedroom family home situated in Norton Tower offering excellent spacious living accommodation which could be ideal for growing families. Benefitting from off street parking, a garage and good sized rear garden. Modern and well-presented throughout. Contact us now to view.



### **Lounge/Diner**

14' 3" x 12' 3" ( 4.34m x 3.73m )

Spacious and well-presented lounge with a double glazed window to the front elevation, ceiling light point and three wall lights. With a gas fire and surrounding fireplace and the lounge itself has vinyl flooring. The lounge is open plan with the dining area.

### **Kitchen**

7' 8" x 6' 9" ( 2.34m x 2.06m )

Modern fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There is a double glazed window to the side elevation, ceiling light point and plumbing for a washing machine. With an electric oven, four ring gas hob and the kitchen itself has tiled flooring.

### **Dining Room**

9' 1" x 8' 1" ( 2.77m x 2.46m )

With a ceiling light point, gas central heating radiator, French doors which provide access to the conservatory and providing space for dining furniture.

### **Conservatory**

14' 5" x 9' 7" ( 4.39m x 2.92m )

With double glazed windows, gas central heating radiator and ceiling light point. The conservatory provides access to the rear garden.

### **First Floor Landing**

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the side elevation. The loft is also accessible from the first floor landing.

### **Bedroom One**

14' 5" x 8' 10" ( 4.39m x 2.69m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

### **Bedroom Two**

9' 1" x 8' 3" ( 2.77m x 2.51m )

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

### **Bedroom Three**

6' 1" x 4' 1" ( 1.85m x 1.24m )

With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

### **Bathroom**

The house bathroom comprises of a low level wc, wash hand basin with vanity unit and a panelled bath with shower over. There is a frosted double glazed window to the rear elevation, ceiling spotlights and a gas central heating towel rail. The bathroom itself has tiled flooring.

### **Loft**

Insulated and boarded loft accessed by a pull down ladder. The loft would be ideal for storage space.

### **Externally**

To the front of the property there is a dropped kerb driveway providing off street parking and to the rear is a garden which is very large outdoor space and is lawned and with a patio area which provides space for garden furniture if desired, The garden would be great for enjoying the summer months, entertaining and relaxing.



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welcome to

## Vicar Park Road, Halifax

- POPULAR NORTON TOWER LOCATION
- IDEAL FOR GROWING FAMILIES
- CONSERVATORY, DRIVEWAY & GARAGE
- WELL-PRESENTED OFFERING SPACIOUS LIVING ACCOMMODATION
- CLOSE TO LOCAL AMENITIES & PUBLIC TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX114991 - 0003

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