



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 also 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.



view this property online williamhbrown.co.uk/Property/HFX114991



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: C
Council Tax Band: C

offers over
£250.000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114991



Property Ref:
HFX114991 - 0004

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 Corp 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.

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



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1
5AB



williamhbrown.co.uk