



3 Norton Drive, Norton Tower, Halifax, HX2 7RA

Offers In The Region Of £250,000

- : Popular & Convenient Location
- : 3 Reception Rooms
- : Gardens
- : Corner Plot
- : uPVC Double Glazing & Gas Central Heating
- : 3 Bedroomed Semi detached
- : Integral Double Garage
- : Easy Access to Halifax Town Centre
- : Extended Family Home
- : Viewing Strongly Recommended

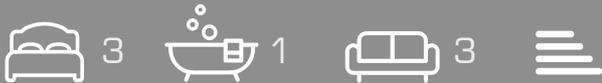
3 Norton Drive, Halifax HX2 7RA

Welcome to Norton Drive, Halifax we are pleased to offer this delightful extended semi-detached family home that exudes character and warmth. This delightful property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

Nestled in this popular and convenient location, this house on Norton Drive presents a wonderful opportunity for those looking to settle down in a welcoming community. Whether you're a first-time buyer or a growing family, this property offers the ideal canvas for you to create lasting memories.

The property has an integral double garage with space to extend above and has a large garden to the rear with a further garden and parking to the front.

Don't miss out on the chance to make this house your own - schedule a viewing today and experience this delightful property for yourself.



Council Tax Band: C



ENTRANCE PORCH

With uPVC double glazed windows to the front and side elevations, tiled floor. From the Porch a door opens to the

ENTRANCE HALL

With a door to under the stairs cupboard, one double radiator and a laminate wood floor. From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two piece suite incorporating hand wash basin and low flush WC, the downstairs cloakroom is extensively tiled with complementing colour scheme to the remaining walls and a tiled floor.

From the Entrance Hall a door opens to

BEDROOM ONE

11'10" x 11'5"

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. From the Entrance Hall a door opens to the

LOUNGE

11'5" x 15'7"

With feature fireplace with wood fire surround and marble inset and hearth with coal effect living flame gas fire, one TV point, one double radiator and a fitted carpet. Two steps down to the

GARDEN ROOM

10'10" x 11'5"

With uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening onto the rear garden, one double radiator and a laminate wood floor.

From the Entrance Hall a door opens into the

KITCHEN

7'5" x 15'2"

With fitted wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring induction hob with extractor in stainless steel canopy above with matching splash back and fan assisted electric oven and grill beneath, breakfast bar. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, feature exposed brick and a matching tiled floor, uPVC double glazed window to the rear elevation enjoying a garden outlook.

From the Kitchen a brick archway leads to the

DINING ROOM

7'5" x 12'0"

With uPVC double glazed windows to the rear elevation enjoying a garden outlook, one double radiator and a laminate wood floor.

From the Dining Room a door opens into the

INTEGRAL GARAGE

21'5" x 16'5" max narrowing to 12'7"

With electric roller up and over door, uPVC double glazed windows to the side and rear elevations, plumbing for washing machine, power points and Gloworm central heating boiler.

From the Entrance Hall a spindled staircase with fitted carpet leads to a

GALLERIED LANDING

With uPVC double glazed window to the side elevation. From the Landing a door opens to

BEDROOM THREE

11'5" x 8'1"

With uPVC double glazed window to the front elevation, one single radiator and a laminate wood floor.

From the Landing a door opens to

BEDROOM TWO

11'5" x 11'7"

With uPVC double glazed window to the rear elevation, one single radiator and a laminate wood floor. Door to under the eaves.

From the Landing a door opens to

BATHROOM

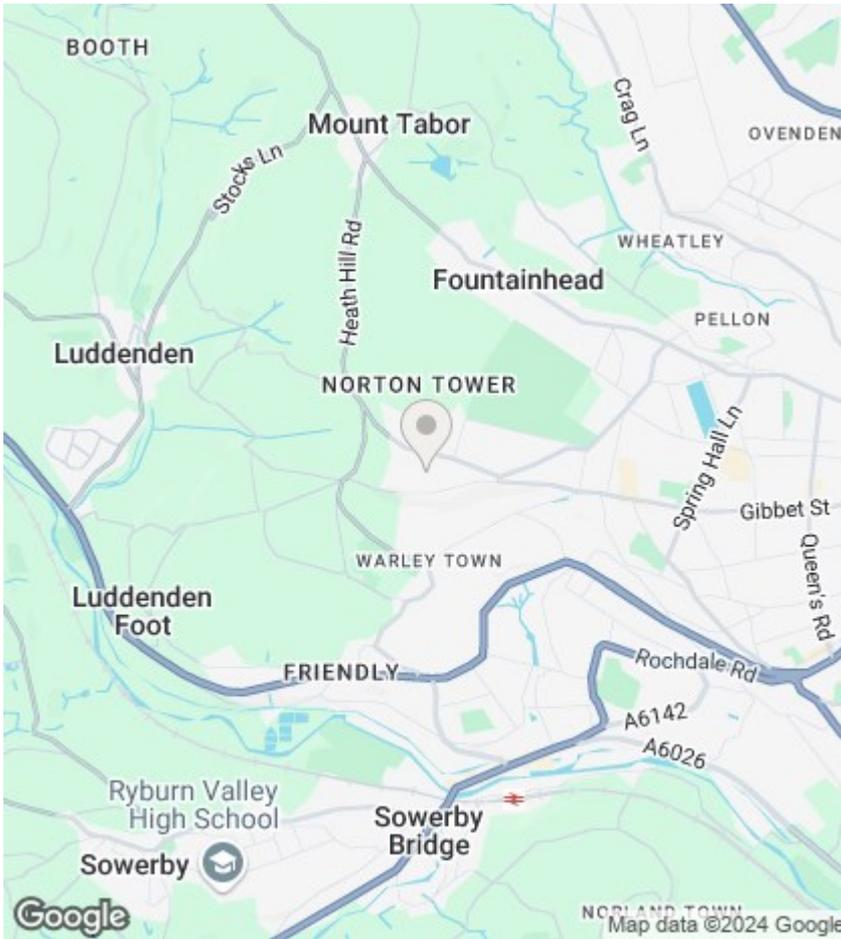
With three piece suite in champagne shade comprising pedestal wash basin, low flush WC and corner panelled bath with shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, one single radiator.

GENERAL

The property is constructed of stone and has a tiled roof (except the extended sitting room which has a flat roof). It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band C

EXTERNAL

To the front of the property there is a garden and tarmacked drive leading to the integral garage with path to the front entrance door. To the rear of the property there is a larger enclosed garden with raised decked area and patio area with gravel and a lawn with mature shrubs and trees.



Directions

SAT NAV HX2 7RA

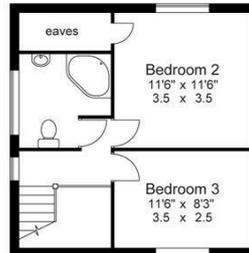
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

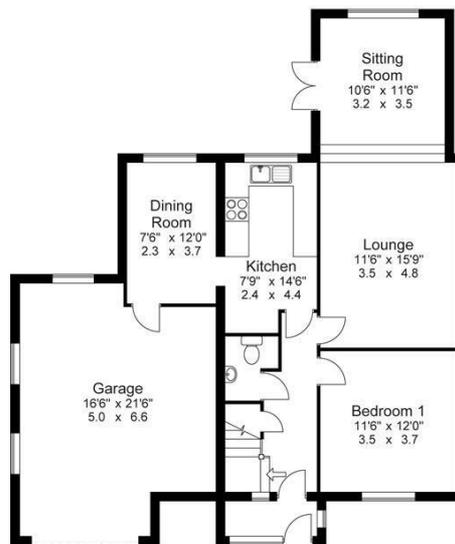
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1434 Sq. Feet
(Including Garage) = 133.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.