



RESIDENTIAL



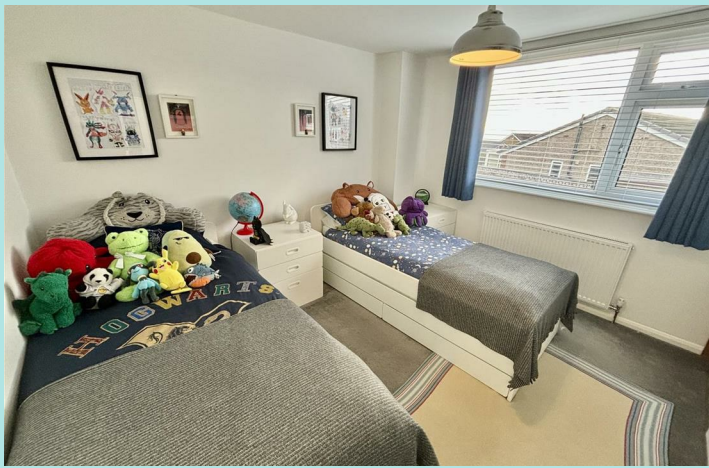
## 41 Norton Drive

Norton Tower, Halifax, HX2 7RA

Offers Over £200,000 Freehold







We offer to market this stunning two bedroom semi-detached dormer bungalow occupying a corner plot affording tremendous potential, situated within this ever popular location. This home is beautifully presented throughout, briefly comprising a porch, entrance hall, a large lounge dining area, a modern fitted kitchen, two double bedrooms, an attached utility garage, stylish modern family bathroom and a separate downstairs WC. Externally the property boasts front and rear gardens with lawn and pebbled areas, together with the added benefit of a detached garage and a driveway. This superb property would make an ideal family home and an we advise an internal inspection is essential to appreciate what is on offer for sale. We have been informed by the seller that planning permission was obtained for a two story side extension to replace the large utility garage/storage room, the permission lapsed in 2023 but we believe could easily be re-granted.

#### Location

This property is located in a popular residential area of Norton Tower, within close proximity of local shops, schools and amenities. Offering excellent access to Halifax town centre and to surrounding towns and cities via the public and motorway networks.

#### Accommodation

A porch gives access to the main property, and is ideal for shoe and coat storage. The spacious hallway has a useful understairs storage cupboard and the cloaks/WC is presented to a high standard and benefits from a two piece suite comprising: low flush WC and a wall mounted wash hand basin with chrome fittings, decorative flooring and half wood panelled walls. The lounge area (4.5m x 3.51m) is a spacious, light and airy room complimented with uPVC patio doors which overlook the rear garden and a stone fireplace with gas fire. An open archway leads into the dining area (3.35m x 3.51m) which is set to the front of the property.

Breakfast Kitchen (4.34m x 2.49m) Stylish modern kitchen offering a range of wall and matching base units with complimentary splash backs and work surfaces with inset stainless steel sink and a half with drainer and mixer tap, Eye level electric oven and built in microwave, gas hob with extractor above. There is a wine rack, under pelmet lighting, integrated fridge/freezer and spot lighting to ceiling. Built in under stair storage cupboard, access directly into the utility storage room, radiator and uPVC window with a rear garden outlook. There is a utility storage room/garage (5.18m x 4.88m) which offers fantastic storage with power. It was at one time a garage and still has the up/over door in situ.

Continuing up the first floor, the landing has a window for natural light and a storage cupboard that houses the cylinder. There are two double bedrooms: Bedroom 1 (3.45m x 2.34m) and Bedroom 2 (3.48m x 3.35m) Double bedroom with uPVC each with a window and radiator. The house bathroom benefits from a three piece white suit comprising: low flush WC, pedestal wash hand basin and a panelled bath with mixer tap and overhead shower attachment which are a chrome finish. The room is further enhanced with decorative flooring, uPVC window and radiator.

#### PLEASE NOTE

Planning permission was granted for a two storey side extension which lapsed in 2023. Details can be viewed on Calderdale planning portal using reference: 20/00144/HSE.

Externally: to the front of the property there is a low maintenance flagged and pebble area with mature shrubs. To the rear, a lawned garden is level and ideal for young children to play on. Stone wall boundaries gives an enclosed feel, and it would create a fantastic entertaining area. There is a detached single garage with a parking space in front and an up/over door.



Council tax band: C

EPC rating: E

Ground rent: N/A

Service charge: N/A

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