



## 4 Vicar Park Drive

Norton Tower, Halifax, HX2 0NN

Offers Around £175,000 Freehold





Presented to the market with the benefit of no upper chain is this spacious, brick built, semi-detached property which could be an ideal home for a young family or first time buyer. Set over two floors, the accommodation provides two reception rooms and three bedrooms, together with central heating, double glazing, driveway, detached garage and gardens. Whilst the property would benefit from some modernisation and refurbishment, it has been priced to reflect this and therefore offers a wonderful opportunity to create a home which suits your own style and taste.

### Location

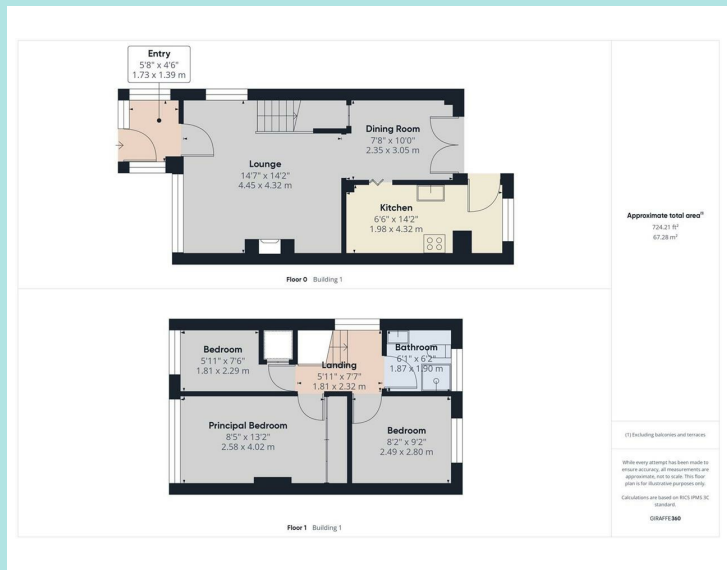
Vicar Park Drive is set back from Roils Head Road, in the sought-after area of Norton Tower with good local schools, and being well placed to take advantage of the many shops, bars and leisure facilities available in Halifax town centre. With bus and railway stations, and easy access to the M62, Halifax and its surrounding areas are popular with commuters. Local attractions such as The Piece Hall, Shibden Hall and Eureka Children's Museum generate a lot of visitors to the area.

### Accommodation

A half glazed porch with a uPVC door gives access into the property, with tiled floor and a small fitted cupboard which houses the gas and electric meters. The spacious lounge has an open staircase leading up to the first floor and a coal effect gas fire set upon a marble hearth and back plate to the chimney breast, and back boiler position behind. The room is open plan to the dining room with French doors overlooking, and leading out to, the rear garden. Enjoying a good range of base, wall and drawer units, the kitchen features tiled splashbacks and complementary works surfaces incorporating a stainless steel sink with drainer and mixer tap, and a four ring gas hob with extractor hood above. There is an integrated oven, slimline dishwasher, plumbing for a washing machine, and space for a fridge freezer. An external door leads out to the rear garden.

Continuing up to the first floor accommodation where the principal bedroom is set to the front of the property and benefits from a range of fitted wardrobes, one of which houses the water tank. A good sized single bedroom is set to the rear of the property and the adjacent house bathroom enjoys fully tiled walls with recessed spotlights to the ceiling, WC, wash hand basin set to a vanity unit, and shower cubicle. The third bedroom is a single, set to the front of the property with a small fitted cupboard over the bulkhead of the stairs.

Externally, to the front of the property there is a lawned garden with borders of mature plants and shrubs. A tarmacadam driveway provides off road parking and leads down the side of the house to the detached single garage with up and over door. At the rear, there is a useful outside tap and steps up to a tiered garden with a good sized paved patio with borders of mature trees, plants and shrubs. Further steps lead up to an additional lawn with mature conifers.



Council tax band: C  
EPC rating: E  
Ground rent: N/A  
Service charge: N/A

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