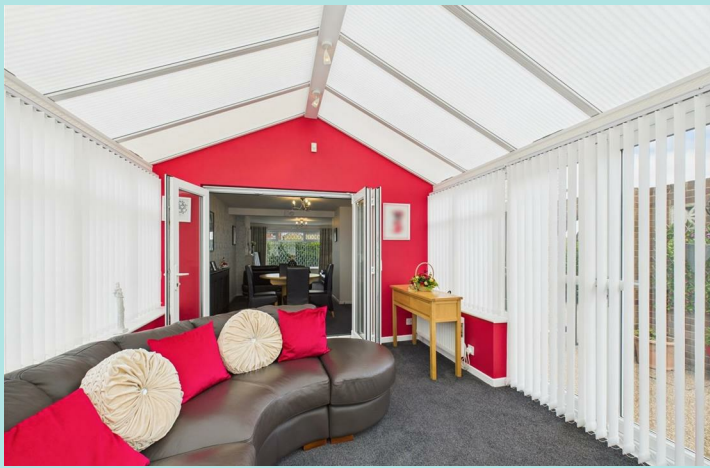


8 Moor Top Road

Norton Tower, Halifax, HX2 0NP

Offers Around £335,000 Freehold





Positioned at the head of the cul-de-sac, this detached home has been modernised and maintained to an excellent standard by the current owners and would be an ideal purchase for a family or those seeking ready to move into accommodation. With stunning views over the picturesque moorland, the property boasts high specification fixtures and fittings, gas central heating, uPVC double glazing, an alarm system, three bedrooms, a spacious conservatory, modern kitchen and stylish wet room. Additionally, there is a generous driveway, detached garage and landscaped gardens.

Location

The property can be found on the right at the head of Moor Top Road, a quiet residential cul-de-sac accessed via Vicar Park Drive. 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

Step inside and you will appreciate the excellent quality of the accommodation on offer. A composite door with useful porch roof above leads into the inviting entrance hallway with a fashionable radiator cover, open staircase leading to the first floor, a useful understairs cupboard and additional cupboard which houses the gas and electric meters, and electric fuse board. The spacious through lounge features a coal effect gas fire with marble hearth and surround, and a further radiator cover to the dining area at the rear. Bi-fold doors give access into the spacious conservatory which over looks the rear garden and has external access via double French doors. There are two electric radiators which are independent of the gas central heating system. From the dining area, a door leads through to the modern kitchen which enjoys a good range of high gloss, soft close base, wall and drawer units with various pull out caddy's for ease of access. Complementary Quartz worktops and upstands incorporate an undermounted sink with Quooker boiling water tap and a four ring gas hob with extractor above. Integrated appliances include: dishwasher, washing machine and double electric oven. There is an additional cupboard which houses the fridge freezer and the water meter, an external composite door to the rear garden, window to the side elevation and a further internal door which leads back to the entrance hallway.

On the first floor, the principal bedroom is set to the front of the property and benefits from fitted wardrobes with a dressing table behind sliding doors. The boiler is housed within an additional double fitted cupboard. The adjacent bedroom is a single with a fitted cupboard over the bulk head of the stairs. Set to the rear, the third bedroom is another good sized double featuring fitted wardrobes with sliding doors and a radiator cover. Completing the first floor accommodation, the stylish monochrome wet room enjoys a contemporary white suite with WC and wash hand basin set within a vanity unit which provides useful storage. There is a walk in shower with wall mounted, fold out seat and glass screen, uPVC panelling to the walls and a feature heated towel rail.

Externally, the outdoor space is equally impressive providing landscaped gardens to both front and rear with lawns bordered by mature plants, trees and shrubs. Wrought iron gates enclose a substantial resin driveway which continues around the side of the house, into the back garden, around the garage and conservatory. The detached garage with up and over door enjoys power and light, with a window and uPVC door to the side elevation. There is external lighting and a useful outside tap.



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

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