Property@Kemp&Co

66 Norton Drive, Halifax, HX2 7RB

Offers Over £220,000

- Semi Detached Family Home
- 2 Reception Rooms
- Bathroom & Downstairs Cloakroom
- Detached Garage
- Realistically Priced
- Large Corner Plot
- 3 Bedrooms
- Gardens To Three Sides
- Requires Some Modernising
- Viewing Strongly Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

66 Norton Drive, Halifax HX2 7RB

Situated in this extremely popular and convenient residential location lies this three-bedroom semi-detached residence occupying a generous corner plot which offers the potential for an extension subject to obtaining the relevant planning consents.

The property briefly comprises of a large front entrance porch, entrance hall, downstairs cloakroom, lounge, dining room, kitchen, side entrance porch, 3 bedrooms, bathroom, gardens to three sides, and a double garage.

The property provides excellent access to the local amenities of Norton Tower and Highroad Well, as well as easy access to Halifax Town Centre and the M62 motorway network. Although the property requires a degree of modernising, which is reflected in the asking price an early inspection to view is strongly recommended to fully appreciate the accommodation on offer.

3 1 2

Council Tax Band: C

ENTRANCE PORCH
UPVC double glazed windows to the front and side elevations, tiled floor, and sliding patio doors opening into the

ENTRANCE HALL
Radiator with decorative cover, fitted carpet, and staircase leading to the first floor accommodation.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM
Modern white two-piece suite incorporating a hand wash basin set in a vanity unit and a low flush WC. Extensively tiled with complementing colour scheme to the remaining walls, and a matching tiled floor, UPVC double glazed window to the front elevation, and a chrome heated towel radiator.

from the entrance hall door to the

LOUNGE
16'11" x 11'1"
Spacious reception room with a feature fireplace incorporating a hearth. Built-in display shelving and decorative wood panelling to either side of the chimney breast. UPVC double glazed window to the rear elevation enjoying an attractive outlook over the garden, single radiator, and fitted carpet.

From the lounge door to the

DINING ROOM
8'7" x 8'0"
With double glazed patio doors to the rear elevation. One double radiator and a fitted carpet.

From the dining room door to the

KITCHEN
11'10" x 8'3"
Fitted with a range of matching wall and base units incorporating complementary work surfaces with a stainless steel single drainer sink unit and mixer tap. Electric cooker point and plumbing for an automatic washing machine. Tiled splashbacks with complementary dūcor to the remaining walls, UPVC double glazed window to the side elevation, two radiators, under-stairs storage cupboard, and separate walk-in pantry with fitted shelving providing excellent storage facilities. UPVC double glazed side entrance door opens into the

SIDE ENTRANCE PORCH
UPVC double glazed windows to three elevations and a UPVC double glazed external door.

From the entrance hall door to the

FIRST FLOOR LANDING
Staircase with fitted carpet leading to a half landing with UPVC double glazed window to the front elevation. Two further steps lead to the main landing.

From the landing door to

BEDROOM ONE
12'0" x 10'9"
UPVC double glazed window to the rear elevation enjoying superb panoramic views. Built-in wardrobes with overhead storage cupboards to one wall, parquet flooring, and one single radiator.

from the landing door to

BEDROOM TWO
10'9" x 11'2"
UPVC double glazed window to the front elevation, built-in wardrobes to one wall, single radiator, and fitted carpet.

From the landing door to

BEDROOM THREE
9'0" x 8'11"
A spacious third bedroom with UPVC double glazed window to the rear elevation enjoying superb panoramic views. Built-in wardrobe, single radiator, and fitted carpet.

From the landing door to the

BATHROOM
Modern white three-piece suite incorporating a hand wash basin set in a vanity unit, low flush WC, and panelled bath with Mira shower unit over. Fully tiled walls with matching tiled floor, UPVC double glazed window to the side elevation, single radiator, airing cupboard housing the Potterton central heating boiler.

GENERAL
The property is constructed of brick, partially rendered, and surmounted by a concrete hipped tiled roof. It benefits from all mains services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band C

EXTERNAL
To the front of the property there is a block paved driveway with a small garden area. The driveway continues along the side of the property providing off-road parking for numerous vehicles and leading to a detached garage with an up-and-over door. To the rear of the property there is a south facing garden with a flagged patio area, a lawn and mature plants and shrubs.

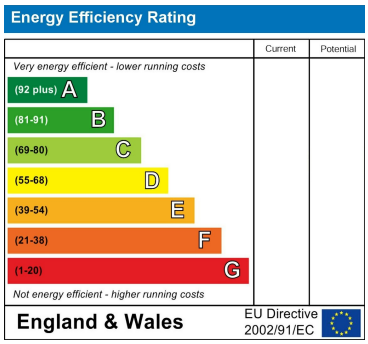
Directions

SAT NAV HX2 7RB

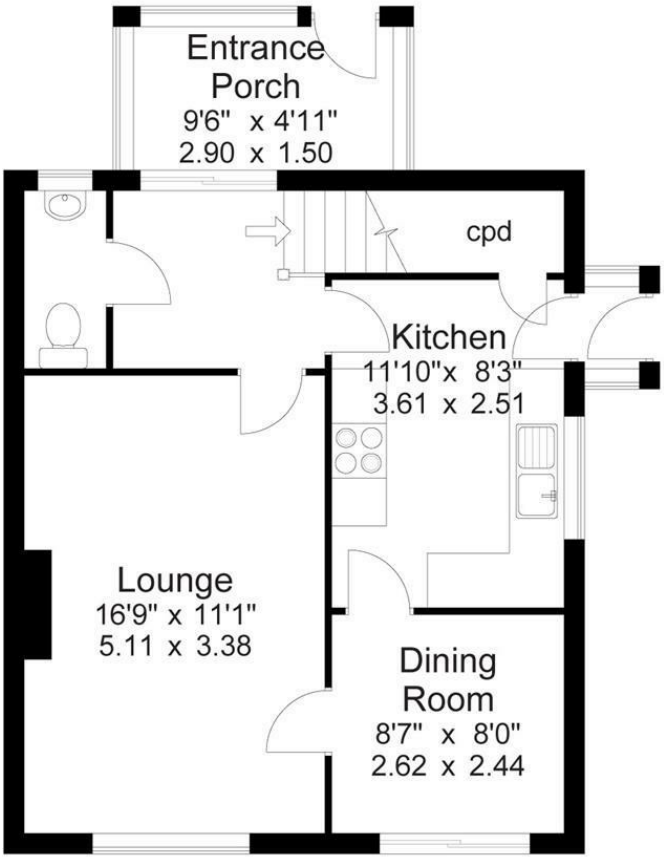
Viewings

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

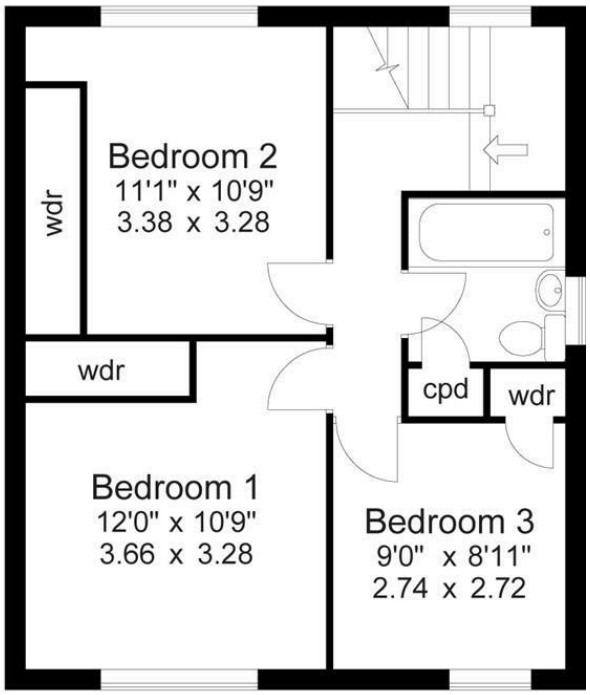
EPC Rating:



Approx Gross Floor Area = 981 Sq. Feet
= 91.2 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk