



20 Norton Close, Norton Tower, Halifax, HX2 7RD

Offers Around £300,000

- : Extended Semi Detached Family
- : Three Bedrooms
- : Spacious Modern Fully Fitted Dining Kitchen
- : Detached Garage & Further Parking
- : Realistically Priced
- : Popular & Convenient Residential Location
- : Two Bathrooms
- : Large Garden
- : Easy Access to Halifax Town Centre
- : Viewing Essential

20 Norton Close, Halifax HX2 7RD

Situated in this extremely popular and convenient residential location, lies this extended three bedroomed semi-detached residence providing spacious family accommodation whilst enjoying a large south-facing rear garden with a further garden to the side

This delightful family home briefly comprises of an entrance hall, lounge, spacious dining kitchen. 3 bedrooms, 2 bathrooms, gardens, garage, uPVC double glazing, and gas central heating.

The property provides excellent access to the local communities of Highroad Well and Norton Tower, as well as easy access to Halifax town centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

An internal inspection is absolutely essential to fully appreciate the size, layout and quality of the accommodation on offer.



Council Tax Band: C



ENTRANCE HALL

A UPVC double glazed front entrance door opens into a spacious and welcoming entrance hall, enhanced by Velux double glazed skylight windows and a UPVC double glazed window to the side elevation, providing a light and airy aspect. There are two double radiators, a spindle staircase leading to a galleried first floor landing, and a useful under-stairs cupboard housing the gas central heating boiler. A further cloaks cupboard provides excellent storage facilities.

From The entrance hall door to the

BATHROOM

With a modern white four-piece bathroom suite incorporating a modern Victorian style roll top clawfoot bath with mixer shower tap, pedestal wash basin, low flush W/C, and a large walk-in shower cubicle with handheld and rainfall shower units. The bathroom is partially tiled around the suite with a complementing colour scheme to the remaining walls. A UPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling, and a chrome heated towel rail/radiator complete the room.

From the entrance hall door to the

LOUNGE

14'0" x 12'0"

A well-proportioned reception room with UPVC double glazed window to the rear elevation enjoying an attractive garden outlook. The focal point is a feature fireplace incorporating a coal effect living flame gas fire on a matching hearth. One double radiator, TV point and fitted carpet.

From the lounge door to the

DINING KITCHEN

15'7" x 13'3"

A spacious and modern dining kitchen fitted with a range of base units incorporating matching wood work surfaces with a stainless steel single drainer 1 bowl sink unit and mixer tap. A Leisure multi-fuel cooking range is set beneath a Rangemaster extractor canopy. There is plumbing for an automatic washing machine and dishwasher. The kitchen has matching splashbacks complement the remaining décor. Two Velux double glazed skylight windows, a UPVC double glazed window to the side elevation and French doors to the rear provide an abundance of natural light. The French doors open directly onto a south-facing decked garden. The room is further enhanced by exposed beams, inset spotlight fittings, one double radiator and a Cornish slate tiled floor.

From the entrance hall door opens to

BEDROOM ONE

9'1" x 13'11"

A double bedroom with UPVC double glazed window to the front elevation, one double radiator and fitted carpet.

From the entrance hall door to

BEDROOM TWO

9'6" x 8'10"

A further bedroom with UPVC double glazed window to the front elevation, one double radiator and fitted carpet.

From the entrance hall a spindled staircase leads to the

FIRST FLOOR GALLERIED LANDING

A large galleried landing with inset spotlight fittings and fitted carpet.

From the landing door to

BEDROOM THREE (WITH EN SUITE)

18'10" max x 16'1" (including en suite)

A spacious principal bedroom featuring a UPVC double glazed dormer window to the rear elevation enjoying open views, together with a Velux double glazed skylight window providing a light and spacious aspect. Inset spotlight fittings, one double radiator, fitted carpet and useful under eaves storage. The bedroom also has a dressing area

From the bedroom dressing area a door opens to the

EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush W/C and shower cubicle with shower unit. Velux double glazed skylight window, inset spotlight fittings and one double radiator.

GENERAL

The property is constructed of brick and is surmounted by a tiled roof. It benefits from all main 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 small garden with path leading to the front entrance door. A tarmac driveway provides off-road parking for two vehicles and leads to a detached garage with an up and over door. To the rear is a south-facing garden incorporating a decked seating area, lawn and mature plants, shrubs and trees, providing an ideal family outdoor space. There is a further garden to the side.







Directions

SAT NAV HX2 7RD

Viewings

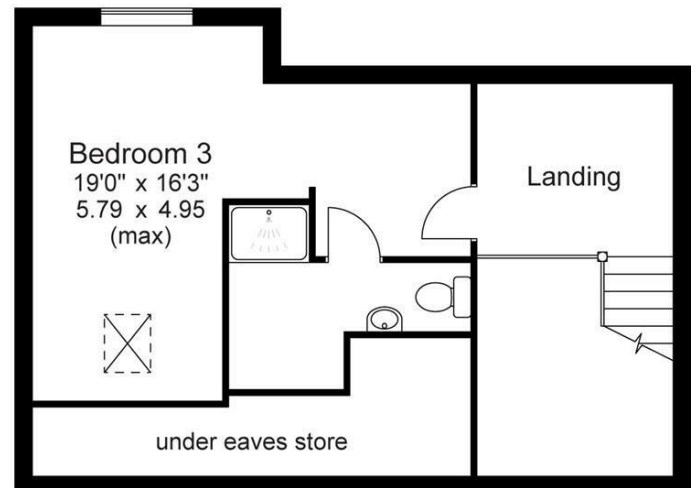
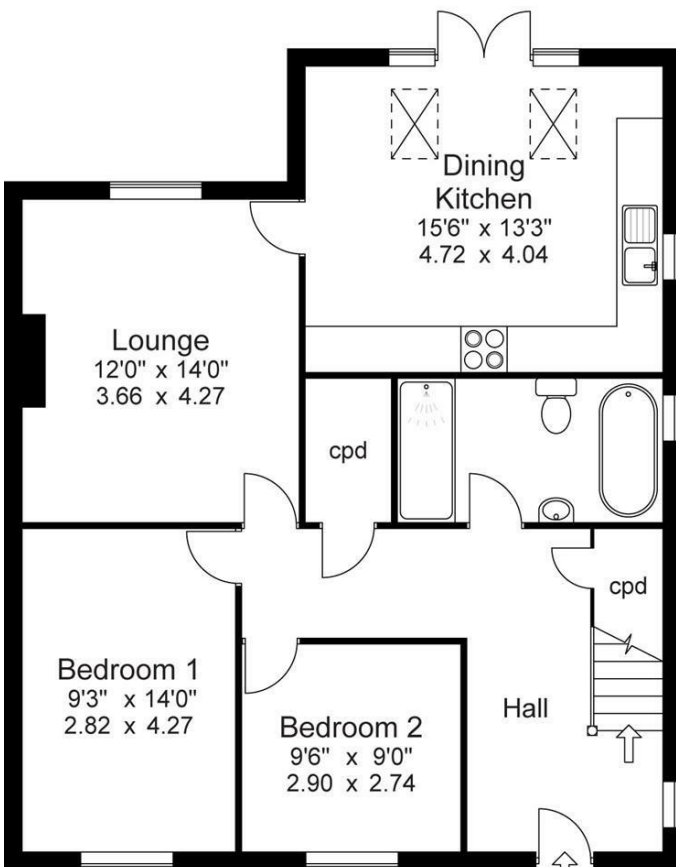
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	74	
(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 = 1220 Sq. Feet
= 113.4 Sq. Metres



First Floor

For illustrative purposes only. Not to scale.