



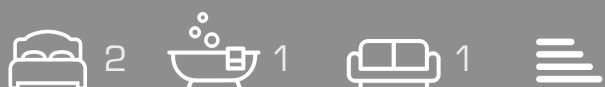
11 Norton Drive, Halifax, HX2 7RA

Offers Around £170,000

- : Semi Detached Bungalow
- : Modern Kitchen
- : Off Road Parking For Several Cars
- : Detached Garage & Driveway
- : Realistically Priced
- : Spacious Lounge
- : 2 Bedrooms
- : Enclosed Gardens To Front And Rear
- : Desirable Residential Location
- : Viewing Essential

11 Norton Drive., Halifax HX2 7RA

Situated in this popular and convenient residential location lies this attractive two-bedroom semi-detached bungalow, providing well-presented accommodation throughout. The property briefly comprises a modern dining kitchen, spacious lounge, two bedrooms, modern bathroom, UPVC double glazing, gas central heating, gardens, driveway and detached garage. The property provides excellent access to Halifax Town Centre and the local amenities of Norton Tower, Highroad Well and King Cross. Very rarely does the opportunity arise to purchase such a quality bungalow in this sought-after location and, as such, an early inspection to view is strongly recommended.



Council Tax Band: C



DINING KITCHEN

13'3" x 9'4"

Accessed via a UPVC double glazed side entrance door, this modern dining kitchen is fitted with an attractive range of grey wall and base units incorporating matching work surfaces with a stainless steel one-and-a-half bowl single drainer sink unit and mixer tap. There is a four-ring gas hob with stainless steel and glazed extractor canopy above, fan-assisted electric oven and grill beneath, plumbing for an automatic washing machine and dishwasher, matching splashbacks, complementary tiling and colour scheme to the remaining walls, a UPVC double glazed window to the side elevation, one double radiator, inset spotlight fittings to the ceiling and a cupboard housing the electric meter. From the dining kitchen a door leads into the lounge.

LOUNGE

16'2" x 11'3"

A light and spacious reception room with a feature Minster-style fireplace incorporating a coal-effect living flame gas fire. UPVC double glazed sliding patio doors open onto the front garden, providing an attractive outlook. The lounge also benefits from one double radiator, TV point and fitted carpet. From the dining kitchen a door leads into the inner hall.

INNER HALL

Providing access to the bedroom and bathroom accommodation, the hall has a fitted carpet and loft hatch giving access, via a loft ladder, to an insulated and partially boarded loft. From the hall doors lead to the bedrooms and bathroom.

BEDROOM ONE

11'11" x 11'0"

A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the rear garden. Running the full length of one wall are fitted wardrobes with cupboards above and fitted drawer units. One double radiator and fitted carpet. From Bedroom One a door leads back into the hall.

BEDROOM TWO

9'4" x 7'5"

With a UPVC double glazed window to the rear elevation overlooking the rear garden, one double radiator and fitted carpet. From Bedroom Two a door leads back into the hall.

BATHROOM

Fitted with a modern three-piece suite comprising pedestal wash hand basin, low flush W/C and walk-in shower cubicle with shower unit. The bathroom is fully tiled, including the floor, and benefits from a UPVC double glazed window to the side elevation, inset spotlight fittings and a chrome heated towel radiator. From the bathroom a door leads back into the hall.

GENERAL

The property is constructed of brick with rendered elevations beneath a tiled roof. It has the benefit of 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.

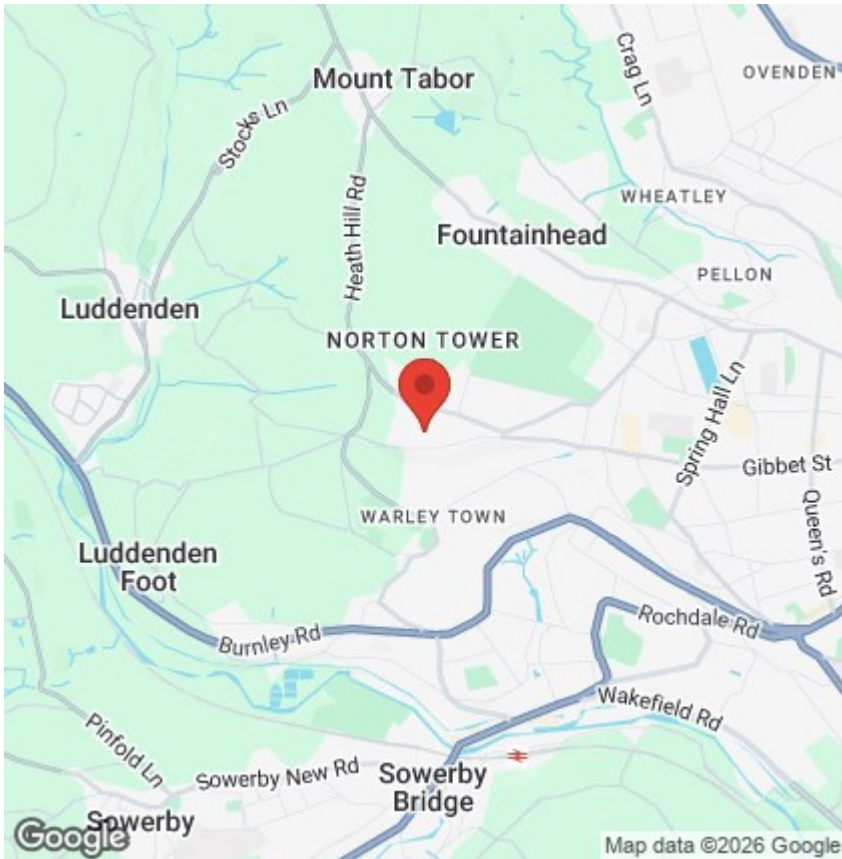
EXTERNAL

To the front of the property there is an attractive garden with a flagged patio area and mature plants and shrubs.

To the side of the property there is a driveway providing off-road parking for two vehicles, leading to a detached garage with an up-and-over door, power and lighting. A pathway leads to the side entrance door and continues through to the enclosed rear garden. To the rear there is a flagged patio area with mature plants and shrubs, providing a pleasant and private outdoor seating area.

TO VIEW

Strictly by appointment through Property@Kemp & Co.
Tel: 01422 349222



Directions

SAT NAV HX2 7RA

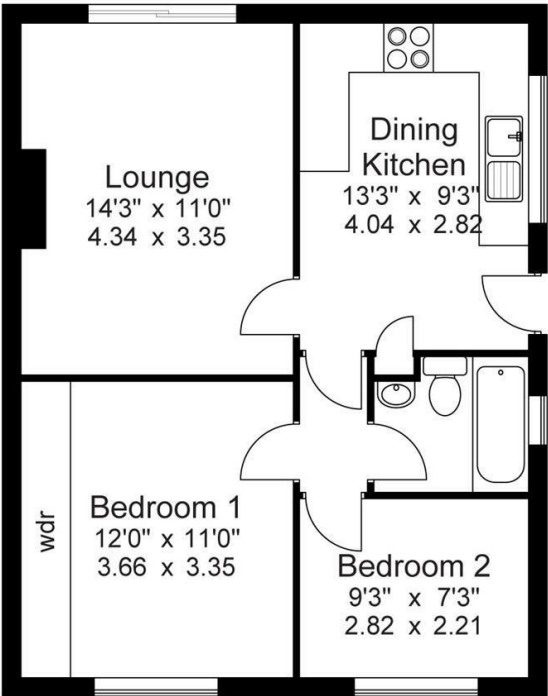
Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 = 543 Sq. Feet
= 50.5 Sq. Metres



For illustrative purposes only. Not to scale.