



11 Gleanings Avenue, Norton Tower, Halifax, HX2 0NU

Offers Around £175,000

- : Popular & Convenient Location
- : Open Plan Lounge & Dining Room
- : 2 Double Bedrooms
- : Off Road Parking To The Front With Drive & Garage
- : Realistically Priced
- : Period Semi Detached Residence
- : Modern Kitchen & Bathroom
- : Side Entrance Porch
- : Gardens
- : Viewing Strongly Recommended

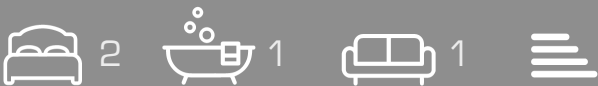
11 Gleanings Avenue, Halifax HX2 0NU

Situated in this extremely popular and convenient residential location lies this two-bedroomed semi-detached residence, providing ideal accommodation for the first-time buyer or young family.

The property offers well-planned living accommodation which briefly comprises entrance vestibule, open lounge and dining room, fitted kitchen, side entrance porch, two bedrooms, modern bathroom, garage and benefits from gardens to both the front and rear.

The property provides excellent access to the local amenities of Norton Tower, as well as easy access to Halifax Town Centre.

The property is being offered for sale at this realistic asking price, and as such early inspection to view is strongly recommended in order to avoid disappointment.



Council Tax Band: B



ENTRANCE VESTIBULE

A UPVC double glazed front entrance door opens into the entrance vestibule with a UPVC double glazed window to the side elevation, one double radiator, and a fitted carpet.

From the entrance vestibule door opens to the

LOUNGE

13'10" x 11'8"

With a UPVC double glazed window to the front elevation, wall-mounted gas fire, one single radiator, telephone point, and a laminate wood floor.

From the lounge through to the

DINING ROOM

6'11" x 9'1"

With a UPVC double glazed window to the rear elevation overlooking the garden, one single radiator, and a laminate wood floor.

From the dining room door opens to the

KITCHEN

8'10" x 8'6"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap. The kitchen includes a four-ring gas hob with stainless steel extractor canopy above, Bosch integrated microwave, integrated electric oven and grill, integrated fridge freezer, and integrated washing machine. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls and matching flooring. UPVC double glazed window to the rear elevation with an attractive garden outlook, inset spotlight fittings to the ceiling, and a useful under-stairs larder cupboard with fitted shelves.

A further door leads to a side entrance porch with UPVC double glazed windows to three elevations and a UPVC double glazed side entrance door.

SIDE ENTRANCE PORCH

With UPVC double glazed windows to three elevations and a UPVC double glazed side entrance door.

From the entrance vestibule stairs with a fitted carpet lead to the

LANDING

With a UPVC double glazed window to the side elevation, fitted carpet, access to the loft.

From the landing door opens to

BEDROOM ONE

14'9" (max) x 10'10"

This spacious double bedroom has a UPVC double glazed window

to the front elevation, built-in wardrobes with sliding mirrored doors to one wall, additional cupboard providing useful storage, one double radiator, and a fitted carpet.

From the landing door opens to

BEDROOM TWO

8'7" x 11'8"

With a UPVC double glazed window to the rear elevation, one single radiator, and a fitted carpet.

From the landing door opens to the

BATHROOM

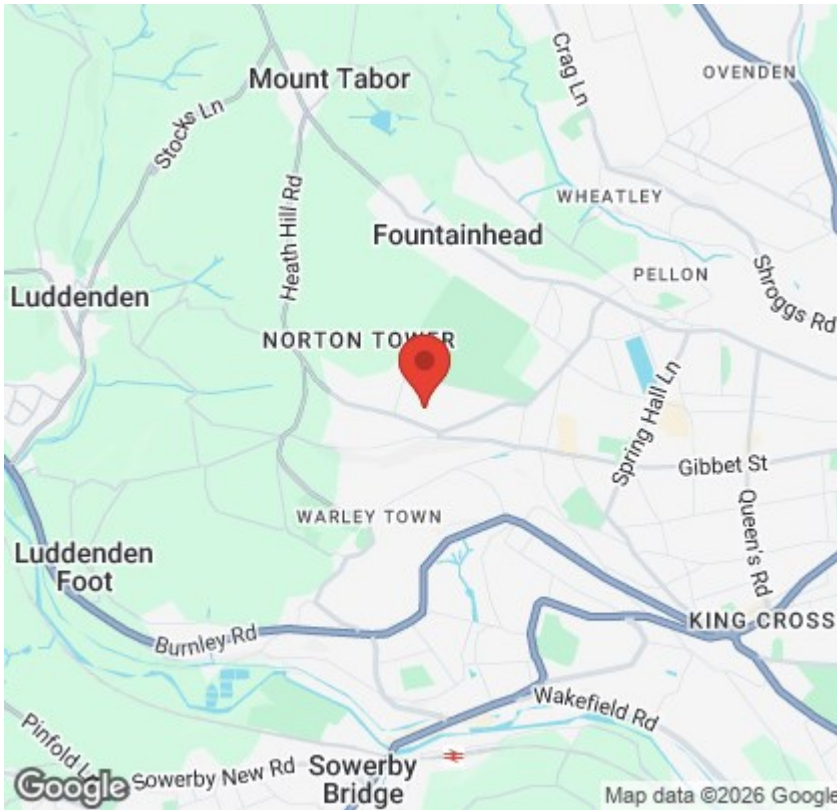
With a modern white three-piece suite incorporating pedestal wash basin, low flush WC, and panelled bath with shower unit. The bathroom is fully tiled including the floor and has a UPVC double glazed window to the side elevation, inset spotlight fittings, extractor fan, and a chrome heated towel rail/radiator.

GENERAL

The property is constructed of brick and stone, is partially rendered, and surmounted by a 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 B.

EXTERNAL

To the front of the property there is a flagged area providing off-road parking. A flagged driveway continues to the side of the property leading to a detached garage with an up-and-over door. To the rear there is a landscaped garden with patio area, rockery, plants, shrubs, and a gravelled seating area.



Directions

SAT NAV HX2 0NU

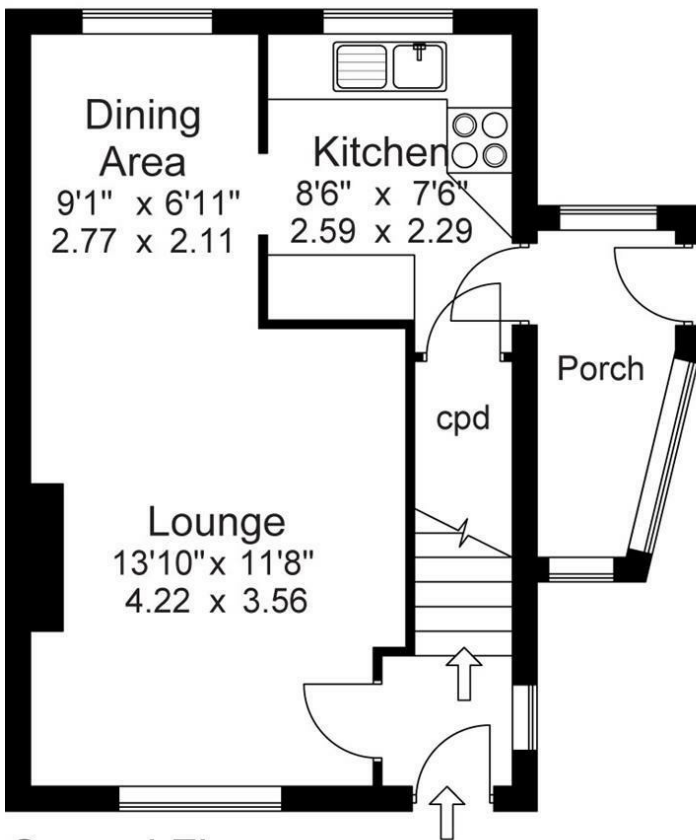
Viewings

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

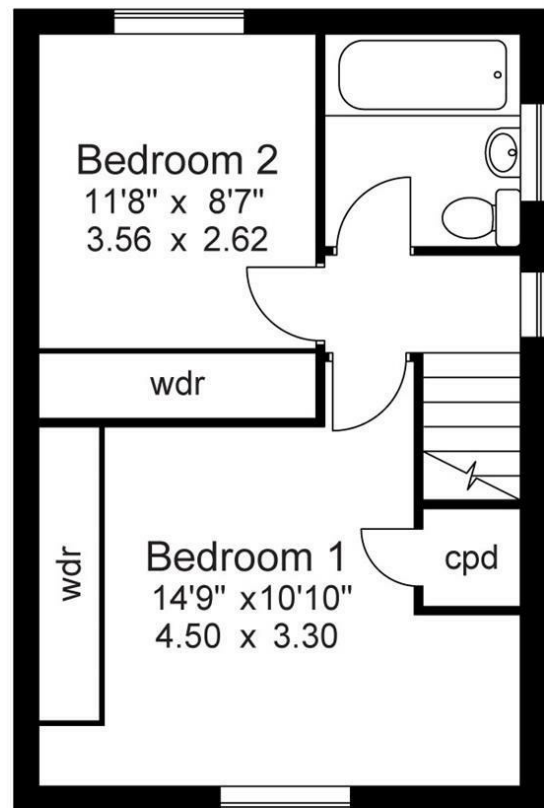
EPC Rating:

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 = 716 Sq. Feet
 = 66.5 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.