



101 Norton Drive, Norton Tower, Halifax, HX2 7RA

Offers Over £300,000

- : Detached Family Home
- : 4 Bedrooms
- : Panoramic Views
- : Viewing Essential

- : Attractive Accommodation
- : 2 Bathrooms
- : Easy Access To Halifax Town Centre

- : 3 Reception Rooms
- : Large Garden To The Rear
- : Realistically Priced

101 Norton Drive, Halifax HX2 7RA

Nestled in the popular area of Norton Drive, Norton Tower, Halifax, this delightful detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly neighbourhood.

The interior offers a spacious layout, allowing for both relaxation and entertaining. Natural light floods the living spaces, creating a bright and airy environment that enhances the overall appeal of the home.

The kitchen is well-equipped, providing ample space for culinary adventures and the property has 3 reception rooms ideal for family gatherings or just relaxing on an evening. This family home has four bedrooms and two bathrooms four bedrooms offering a peaceful retreat at the end of the day.

Outside, the property features a lovely garden, perfect for enjoying the fresh air or superb panoramic views the property provides. This outdoor space provides a wonderful opportunity for children to play or for adults to unwind after a busy day.

Located in Halifax, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities straightforward.

In summary, this house on Norton Drive is a fantastic choice for anyone looking to embrace a comfortable lifestyle in a welcoming community. With its charming features and convenient location, it is sure to attract interest from prospective buyers. Do not miss the chance to make this lovely property your new home.



Council Tax Band: D



ENTRANCE PORCH

With uPVC double glazed windows to the front and side elevations, exposed brickwork and a tiled floor. A glass panelled door opens to the

ENTRANCE HALL

With cornice to ceiling, one double radiator and a laminate wood floor. Door to under the stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

LOUNGE

17'2" x 10'10"

With uPVC double glazed French doors opening onto the front garden, feature fireplace with marble inset and hearth and coal effect living flame gas fire, wall mounted TV fittings above, cornice to ceiling with matching centre rose, one double radiator and a laminate wood floor.

From the Lounge sliding doors open into the

DINING ROOM

8'11" x 9'7"

This dining room is presently used as a home office and has uPVC double glazed sliding patio doors opening onto the rear garden enjoying attractive open views, cornice to ceiling with matching centre rose, radiator with cover, and a laminate wood floor.

From the Entrance Hall a door opens to the

MODERN FULLY FITTED BREAKFAST KITCHEN

17'10" max x 8'8" narrowing to 5'11"

This attractive kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces, with a five ring gas hob and extractor in canopy above, single drainer sink unit with telescopic mixer tap, integrated electric oven and grill with microwave above, integrated larder fridge, integrated larder freezer, integrated dishwasher, integrated washing machine and a small breakfast bar. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching laminate wood floor, uPVC double glazed window to the rear elevation enjoying open views, one double radiator, uPVC double glazed rear entrance door opens to the rear garden.

From the Kitchen a door opens to the

INNER HALL

With uPVC double glazed window to the side elevation, Baxi combination boiler and a tiled floor. Door to

DOWNSTAIRS BATHROOM

With modern white three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and a panelled bath with mixer shower tap. The bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings and an extractor fan.

From the Inner Hall a door opens to

SITTING ROOM 4.71m x 2.48m

This room has been converted from the original garage and has a uPVC double glazed windows to the front and side elevations, one double radiator, inset spotlight fittings to the ceiling and a fitted carpet.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With built-in cupboard providing useful storage and access to loft. From the Landing a door opens to

BEDROOM THREE

11'3" including wardrobes x 8'1"

With uPVC double glazed window to the rear elevation enjoying an attractive view, built-in wardrobes to one wall with cupboard space above, and a radiator with cover.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and walk-in shower cubicle with rainfall and hand held shower units. The bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the rear elevation and a heated towel rail/radiator.

From the Landing a door opens to

BEDROOM TWO

11'1" x 10'9"

With uPVC double glazed window to the rear elevation enjoying attractive views, built-in wardrobes to one wall incorporating a dressing table, cornice to ceiling, inset spotlight fittings, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

11'11" x 10'11"

This double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobe to one wall with dressing table and drawers, cornice to ceiling, inset spotlight fittings, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR

6'11" x 9'1" max

With uPVC double glazed window to the front elevation, built-in fitted shelves, one double radiator and a fitted carpet.

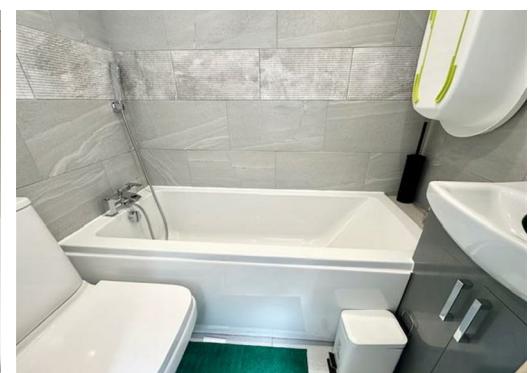
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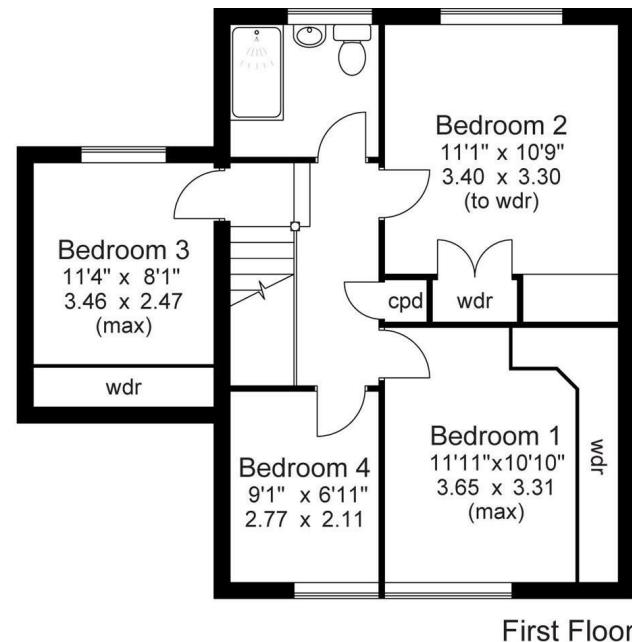
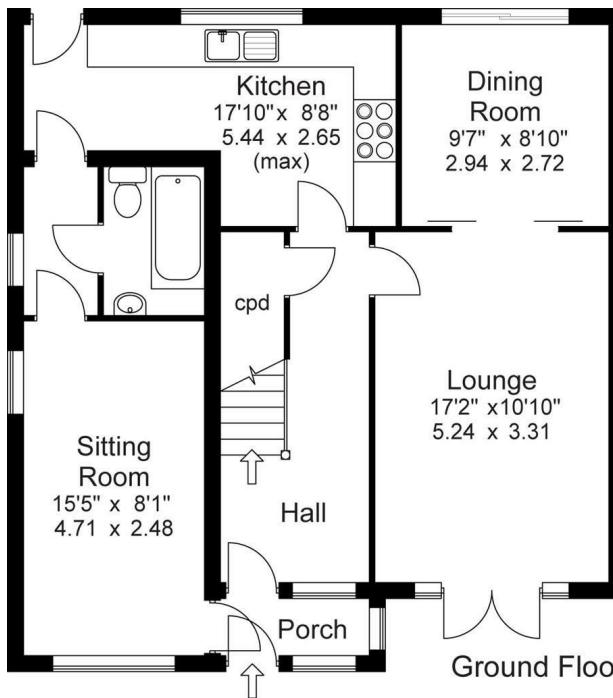
The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in council tax band D

EXTERNAL

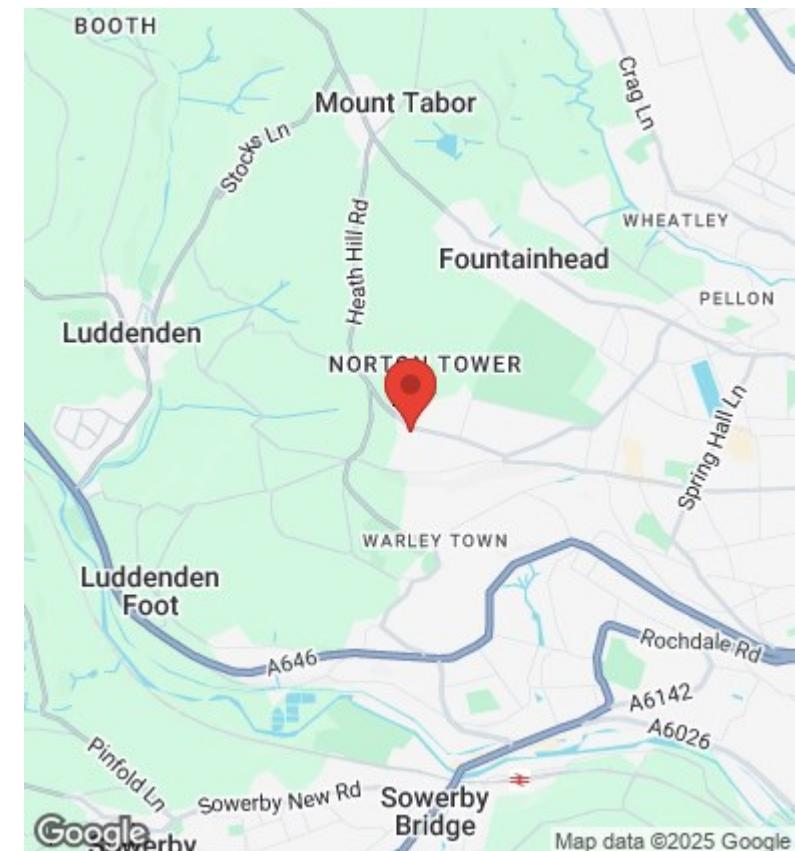
To the front of the property there is a block paved yard providing off road parking for several vehicles. There is a path to the side leading to the rear. To the rear of the property there is a large flagged patio garden with a garden shed. To the other side of the garden wall there is a further woodland garden presently rented from the council on a 99 year lease (Commencing 2021) at 1 per month.







For illustrative purposes only. Not to scale.



Directions

SAT NAV HX2 7RA

Viewings

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

Council Tax Band

D

