



70 GLEANINGS AVENUE NORTON TOWER, HALIFAX

Situated in this extremely popular and convenient residential location, lies this period two bedroomed extended semi-detached residence providing attractive accommodation. The property stands on a large corner plot which provides excellent potential for extending (subject to obtaining the relevant planning permissions) and has the benefit of a large, landscaped garden to the rear. The property briefly comprises an entrance vestibule, lounge with bay window, fitted kitchen, dining room, two bedrooms, a modern bathroom, uPVC double glazing, gas central heating, gardens, garage, parking for several vehicles. The property provides easy access to the local amenities of Norton Tower as well as excellent access to Halifax town centre. Very rarely does the opportunity arise to purchase such a quality semi-detached residence in this location and an early appointment to view is strongly recommended.

Price Guide: O/A £180,000

The uPVC double glazed side entrance door opens into the

ENTRANCE VESTIBULE

With a tiled floor and one double radiator.

From the Entrance Vestibule a door opens into the

LOUNGE 4.80m x 4.32m



With an angular bay window to the front elevation incorporating uPVC double glazed units, feature fireplace with a coal effect living flame gas fire on a matching hearth, cornice to ceiling, one telephone point, two double radiators and a fitted carpet.

From the Entrance Vestibule a door opens into the

KITCHEN 3.10m x 2.83m



Being fitted with a range of modern wall and base units incorporating matching work surfaces a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob with extractor in canopy above and fan assisted gas oven with grill beneath, integrated fridge freezer and plumbing for an automatic washing machine. The kitchen is fully tiled with a panelled ceiling, matching floor, and uPVC double glazed window to the

rear elevation. Door to cellar head with stone steps down to the

KEEP CELLAR

Providing excellent storage facilities.

From the Kitchen a door opens into the

DINING ROOM 3.57m x 3.02m



With uPVC double glazed patio doors opening onto a landscaped patio garden and a uPVC double glazed window to the side elevation providing this room with its light and spacious aspect. Cornice to ceiling, one double radiator and a laminate wood floor.

From the Entrance Vestibule stairs with fitted carpet lead to the

HALF LANDING

With uPVC double glazed window to the side elevation and one double radiator, stairs continue to

LANDING

With access via loft ladder to a fully insulated and partially boarded loft.

From the Landing a door opens to the

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Mira shower unit. The bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the side elevation, and one double radiator.

From the Landing a door opens to

BEDROOM ONE 4.80m excluding wardrobes x 2.79m



This spacious double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes to the length of one wall and matching chest of drawers, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 3.18m x 2.24m



With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, cornice to ceiling, wall mounted TV fittings, one double radiator and a laminate wood floor.

GENERAL

The property is constructed of stone and brick and is surmounted with a blue slate 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 the council tax band is B

EXTERNAL



To the front of the property there is a tarmac drive providing off road parking and a flagged patio area, the drive continues to the side of the property providing parking for several vehicles and leading to a detached garage with an up and over door, power and light with a workshop to the rear. To the rear of the property there is flagged patio area with steps leading down to a delightful lawned garden with mature plants and shrubs. The property has the potential to be extended subject to obtaining relevant planning permission.



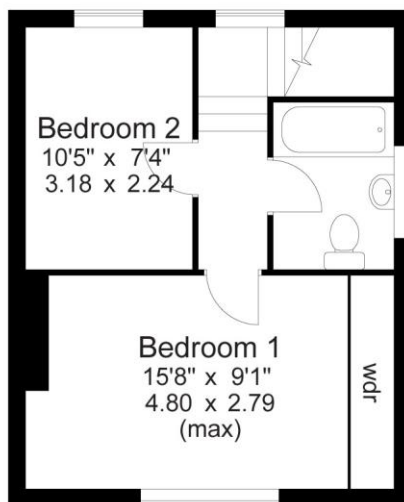
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

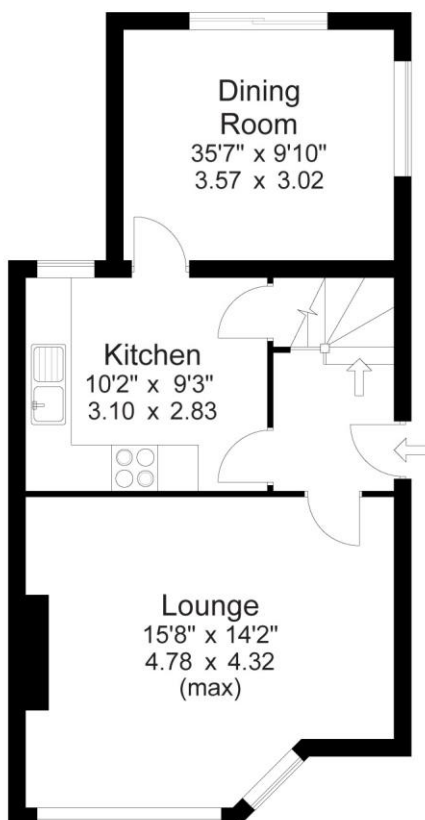
DIRECTIONS

Sat Nav HX2

Approx Gross Floor Area = 788 Sq. Feet
= 73.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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