



## “PADDOCK HOUSE” 23 PADDOCK LANE, NORTON TOWER, HALIFAX

Just step inside this superb four bedroomed detached residence and you cannot fail to be impressed by the attractive family accommodation provided which has a wealth of quality fixtures and fittings. The property briefly comprises an entrance hall, two reception rooms, a modern fully fitted breakfast kitchen, downstairs cloakroom, integral garage, four double bedrooms, master with en suite, modern bathroom, gardens, uPVC double glazing and gas central heating. The property is situated in this extremely popular and convenient residential location providing excellent access to the local amenities of Norton Tower and Highroad Well as well as easy access to Halifax town centre. Very rarely does the opportunity arise to purchase such a quality detached residence in this location and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: O/O £450,000





The uPVC double glazed front entrance door with uPVC double glazed window to the side opens into the

### **SPACIOUS ENTRANCE HALL**

With, one double radiator, and a door to an under the stair's cupboard.

From the Entrance Hall a door opens into the

### **DOWNSTAIRS CLOAKROOM**

With modern white two-piece suite, comprising pedestal wash basin and low flush WC, uPVC double glazed window to the front elevation, chrome heated towel rail and a matching floor.

From the Entrance Hall a glass panelled door opens into the

### **LOUNGE 3.96m x 4m**

With mullioned uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling, one TV point, two double radiators and a fitted carpet.

From the Entrance Hall a glass panelled door opens into

### **MODERN FULLY FITTED DINING KITCHEN 4.92m x 3.84m**

This superb modern kitchen is fully fitted with a range of modern grey wall and base units incorporating matching work surfaces with 1 ½ bowl sink unit with mixer tap, five ring gas hob with extractor in stainless steel canopy above, fan assisted electric double oven and grill, integrated fridge freezer and integrated dishwasher. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a matching tiled floor, uPVC double glazed mullioned windows to the front elevation and uPVC double glazed glass panelled side entrance door. Within the kitchen there is a

### **SMALL UTILITY AREA**

With matching work surfaces with plumbing for an automatic washing machine and uPVC double glazed window to the front elevation.

From the Dining Kitchen through to a

### **SPACIOUS SITTING ROOM 4.88m x 4.85m**

The central feature of this room is the modern encased log effect living flame gas fire with cupboards beneath providing excellent storage facilities, two uPVC double glazed windows to the side elevation and uPVC double glazed French doors opening onto the side garden providing this room with its light and spacious aspect, inset spotlight fittings, a matching floor and one double radiator.

From the Dining Kitchen a door opens into the

### **INTEGRAL GARAGE 6.36m x 2.63m**

With an electric up and over shutter door. The garage has power and light and houses the Vailant combination boiler and provides excellent storage facilities. Stable style rear entrance door leads to the rear garden.

From the Entrance Hall a spindled staircase with fitted carpet and uPVC double glazed floor to ceiling window to the front elevation, leads to the

### **LANDING**

With access to an insulated and boarded loft, and a fitted carpet. From the landing door to

### **BEDROOM TWO 2.70m narrowing to 2.14m x 4.25m**

With uPVC double glazed window to the front elevation, one double radiator, and one TV point.

From the Landing a door opens into the

### **FAMILY BATHROOM**

With modern white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath with mixer shower tap and corner shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the front elevation, and a chrome heated towel rail/radiator.

From the Landing a door opens into

#### **MASTER BEDROOM 3.35m x 3.25m**

With uPVC double glazed window to the side elevation, built-in bedroom furniture to one wall incorporating wardrobes with bridging units and chest of drawers, one double radiator and a fitted carpet.

From the Bedroom a door opens into the

#### **EN SUITE SHOWER ROOM**

With modern white three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit. The en suite has a uPVC double glazed window to the rear elevation, a tiled floor, inset spotlight fittings, chrome heated towel rail, and an extractor fan.

From the Landing a door opens into

#### **BEDROOM FOUR 3.20m x 2.48m**

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

From the Landing a door opens into

#### **BEDROOM THREE 2.75m x 3.85m**

This uPVC double glazed windows to the front and side elevations, one double radiator and a fitted carpet.

#### **GENERAL**

The property is constructed of stone and brick and has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The tenure is freehold and council tax band is E

#### **EXTERNAL**

To the front of the property there are electric gates which are remote control and can be operated from inside the property with an intercom entry system. They open to a block paved parking area to the front of the property with space for several vehicles and leading to the integral garage. To one side of the property there is a block paved path leading to the rear where there is a stone paved patio area and garden shed. To the remaining side of the property there is an enclosed garden with a lawn with a flower and shrub border and a stone flagged patio which can be accessed to the sitting room, kitchen and garage.

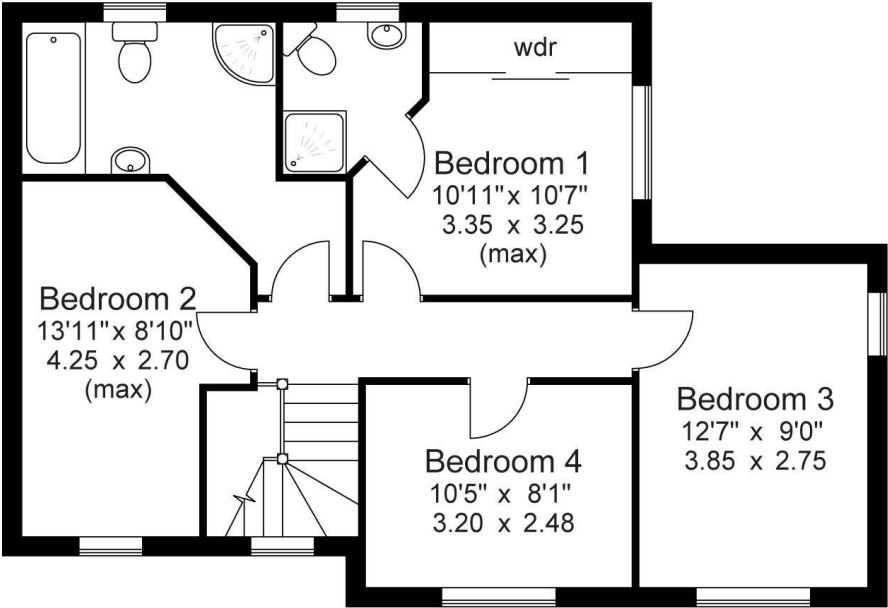
#### **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

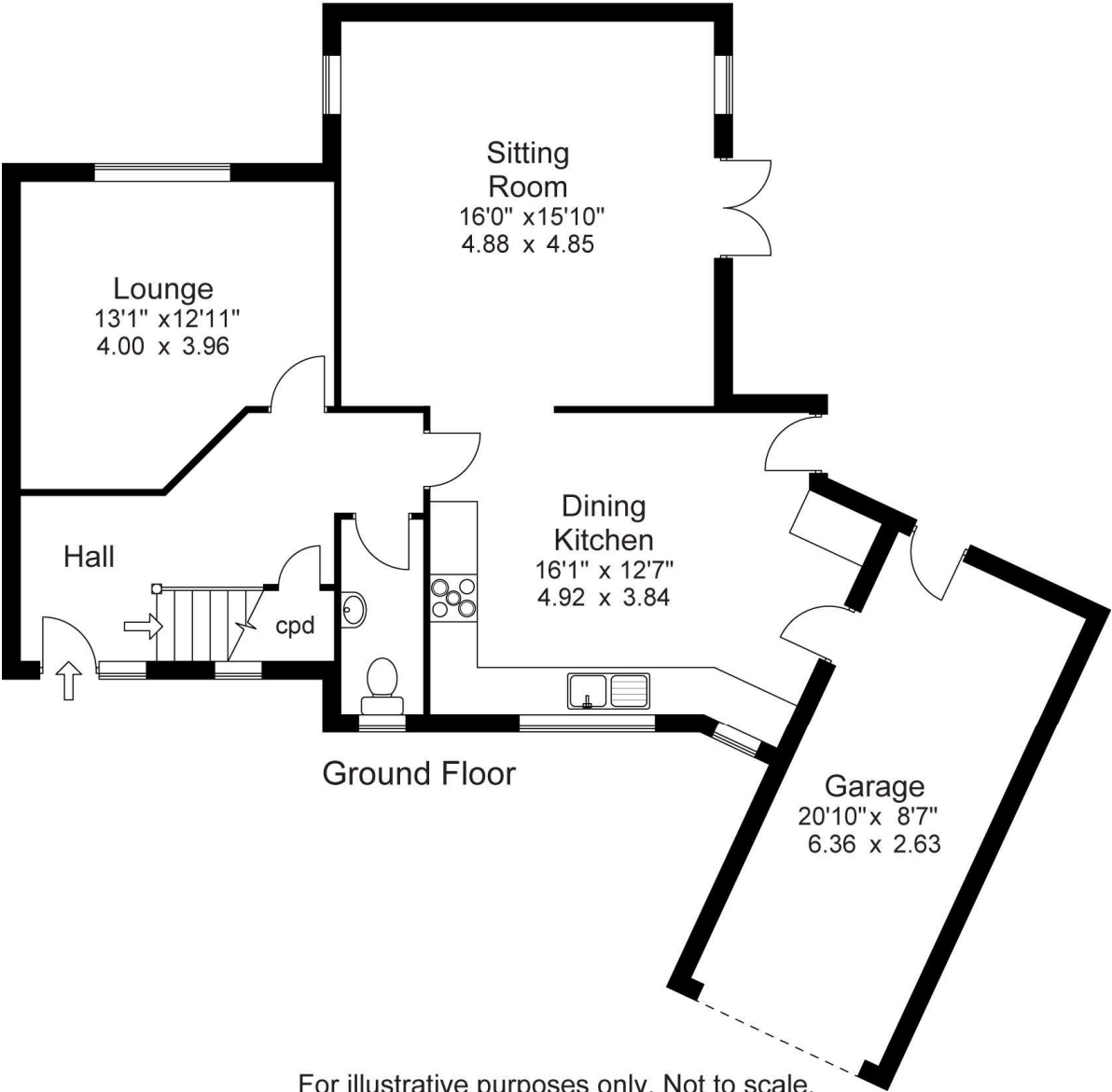
#### **DIRECTIONS**

SAT NAV HX2 ONT

Approx Gross Floor Area = 1404 Sq. Feet  
= 130.4 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.





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