MARSH & MARSH PROPERTIES

3 Golf Avenue, Norton Tower, Halifax, HX2 0LE *£279,950*



This three bedroomed, semi-detached, property is a welcoming family home, situated on Golf Avenue which is a quiet and charming residential cul-de-sac, located in Norton Tower, just round the corner from Halifax West End Golf Club. The extension, to the rear of the property, offers a larger internal aspect than the front elevation suggests. The front driveway can offer parking for up to four cars with its brick paving. To the rear elevation is a sizable garden, featuring lawns, patio seating area and flowerbeds, creating a charming backdrop to the property.

Internally the property offers an ample amount of space in a well laid out format that lends itself to family life. Benefitting from a separate living room and sitting room on the ground floor with a dining area to the rear that could extend into the sitting area should you require. The kitchen adjoins the dining area offering easy access. The house also features a ground floor shower room, three bedrooms, house bathroom and a part boarded loft storage space.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400 *info@marshandmarsh.co.uk* *www.marshandmarsh.co.uk*

The property is ideally located on the outskirts of Halifax, benefitting from quick and easy access to the town centre (just a 5-minute drive) and with regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area and access to the Grand Central train service. The M62 motorway is a short 15-minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to everything that is on offer with this charming family home, including the private parking, spacious rear gardens and its well laid out internals, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

PORCH

An ideal barrier from the external aspect to the internal, the front porch offers additional storage space for coats and shoes.

From the porch a wooden door opens into the

HALLWAY

A large and long hallway that offers access throughout the ground floor, with a central light fitting and wood laminate floor.

From the hallway wooden doors open into the

LIVING ROOM



A warm, welcoming and inviting living room that is bathed in natural light owing to the large uPVC double glazed window to the front elevation. The room offers space for a three piece suite along with additional furniture. A gas fire, set on a tiled hearth and with feature wooden mantelpiece, creates the ideal central focal point for the whole room. With a wood laminate floor, central light fitting, wall mounted light fittings, cornice to ceiling, single radiator and a television access point.



SITTING ROOM





A second sitting room that could either double as an extended dining room or as an ideal sitting space for large families or entertaining. The sitting room also benefits from a newly installed gas fireplace, set on a hearth and with wooden mantelpiece, again creating an ideal central focal point. With a wood laminate floor, central light

fitting, cornice to ceiling and single radiator.



To the rear of the sitting room a large opening leads into the

DINING ROOM





Part of the extension to the property the dining area offers space for a family dining table. The dining room also provides access into the rear garden via its large uPVC double gazed French doors that also offer plenty of natural light for the room. With a wood laminate floor, single radiator and a central light fitting.

From the dining room a wooden door opens into the

KITCHEN







A well laid out, neatly presented and finished kitchen creating an ideal work area. There are laminated work spaces to two sides offering over and under counter cupboards and drawers. The kitchen also provides access to the front aspect via a uPVC double glazed door to the side driveway. With an integrated hob, stainless steel extractor, integrated oven, vinyl floor, tiled splashbacks, ceiling inset spotlights, space for a fridge/freezer, integrated dishwasher, integrated washing machine, uPVC double glazed window to the rear elevation and a stainless steel sink with stainless steel mixer taps.

From the hallway a wooden door opens into the

SHOWER ROOM



A highly useful addition to the property offering ground floor facilities, the shower room features a jet style corner shower, vanity inset washbasin, close coupled toilet, tiled walls, tiled floor, central light fitting, frosted window to the side elevation and a stainless steel towel radiator.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, window to the side elevation and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that overlooks the gardens to the rear of the property. There is ample space for a double bed along with additional bedroom furniture. A wall length set of fitted wardrobes provides additional storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and single radiator.



BEDROOM 2





Another good sized bedroom that can again accommodate a double bed along with additional furniture as well as featuring a wall length set of fitted wardrobes. With a wood laminate floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BEDROOM 3

The ideal guest room, child's bedroom or work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.



BATHROOM



A neatly laid out house bathroom that features a panel bath, corner close coupled toilet, corner pedestal washbasin, tiled floors, tiled walls, single radiator, frosted uPVC double glazed windows and a central light fitting.

GARDEN



To the rear of the property are the rather expansive and spacious gardens. Featuring patio seating spaces, lawns and flowerbeds, creating the ideal backdrop to the property as well as the perfect place to sit out in warmer weather. The garden is enclosed to all sides and gated to the front elevation.









PARKING

To the front of the property is a brick paved driveway offering spaces for up to four cars.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///appeal.debate.shades

Google Plus Code: P3GV+2JV Halifax

For sat nav users the postcode is: HX2 0LE

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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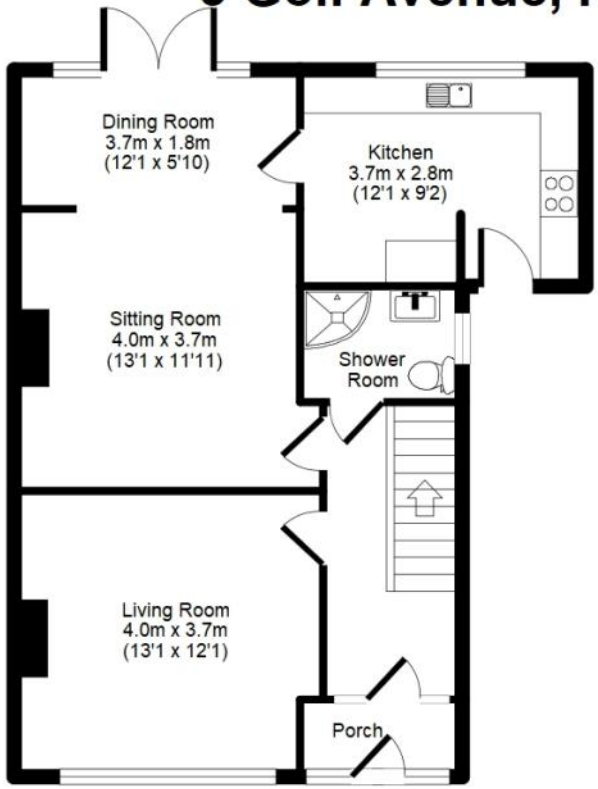
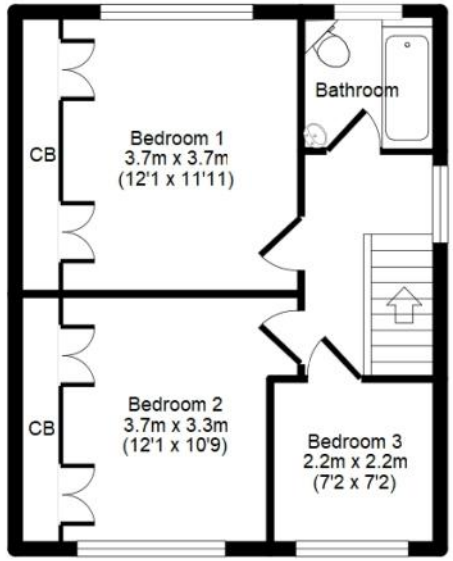


Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
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