



23 MOUNT AVENUE NORTON TOWER, HALIFAX

Situated in this extremely popular and convenient residential location in this select cul-de-sac, lies this three bedroomed semi-detached residence providing family accommodation. The property briefly comprises an entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Norton Tower and Highroad Well, as well as easy access to Halifax town centre and the trans-Pennine road and rail network. Although the property requires some cosmetic attention, which is reflected in the asking price an early appointment to view is strongly recommended to fully appreciate the potential this delightful family home provides.

Price Guide: O/A £199,950

The uPVC double glazed front entrance door opens into the

ENTRANCE PORCH

With exposed stonework, uPVC double glazed window to the side elevation, door opens to

ENTRANCE HALL

With period-stained glass leaded windows to the front elevation, one double radiator and a fitted carpet. Door to under the stair's cupboard with Ideal central heating boiler providing useful storage facilities.

From the Entrance Hall a door opens into the

LOUNGE 3.34m x 3.93m



With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, feature fireplace incorporating coal effect living flame gas fire with marble inset and hearth, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens to the

DINING ROOM 4.67m x 3.35m



With double glazed patio doors opening onto the rear garden, wall mounted gas fire with matching hearth, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to the

KITCHEN 3.15m x 1.55m



With white fitted wall and base units, single drainer sink unit with mixer tap, matching work surfaces, gas cooker point, and a breakfast bar. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed window to the side elevation, plumbing for an automatic washing machine, and uPVC double glazed side entrance door.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, fitted carpet, and access to an insulated loft. From the Landing a door opens into

BEDROOM THREE 2.08m x 1.86m



This single bedroom has a uPVC double glazed window to the front elevation enjoying far reaching views, with a further uPVC double glazed window to the side elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 3.12m x 3.95m



This double bedroom has a uPVC double glazed picture window with opening upper sections enjoying far reaching views, one double radiator and a matching carpet.

From the Landing a door opens to

BEDROOM TWO 3.39m x 3.13m



This second double bedroom has a uPVC double glazed window to the rear elevation with opening upper sections enjoying a garden outlook, one double radiator, and a fitted carpet.

From the Landing a door opens to the

BATHROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Triton electric shower unit. The bathroom is fully tiled including the floor

and has a uPVC double glazed window to the rear elevation.

GENERAL

The property is constructed of stone and brick, is partially rendered 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 in council tax band C.

EXTERNAL



To the front of the property there is a lawned garden with mature shrubs, there is a tarmacked drive which continues to the side of the property and leads to the double length detached garage. To the rear of the property there is a flagged patio area with mature plants and shrubs.



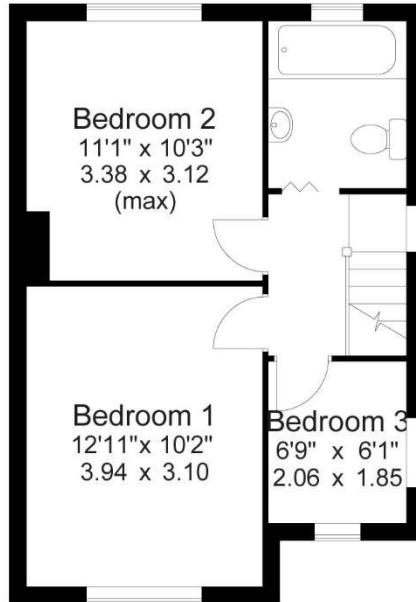
TO VIEW

Contact property@kemp&co on 01422 349222

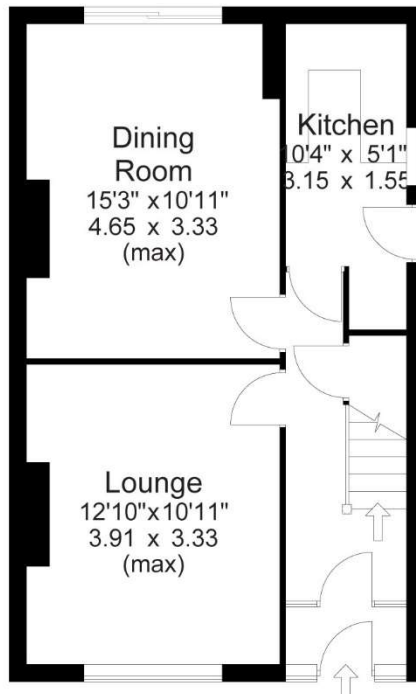
DIRECTIONS

Sat Nav HX2 0LF

Approx Gross Floor Area = 844 Sq. Feet
= 78.5 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.