



**31 PADDOCK LANE
NORTON TOWER
HALIFAX
HX2 0NT**

Are you a young family looking for more space? Would you like a garage and an enclosed garden? How about views across the golf course? This three bedroomed semi detached home has all this and more... The three good sized bedrooms are complemented by a spacious dual aspect bathroom, a nice lounge and a family dining kitchen. Outside there are gardens at the front and rear and a driveway leading down to a detached garage. We have gas central heating and uPVC double glazing, but the real beauty of this house is the location. Situated right opposite West End golf course we have views across the road over the fairways, and a walk up the road will bring you to the walks at Roils Head. It's difficult to believe that Halifax is only about two miles away, with all the amenities and shopping the town centre provides.

£150,000

PORCH

ENTRANCE HALL

LOUNGE

4.00 x 3.35 (13'1" x 11'0")

A polished wood fire surround with inset and hearth houses a coal effect living flame gas fire. Double doors lead through to the dining kitchen.



DINING KITCHEN

5.20 x 3.10 (17'1" x 10'2")

Fitted with a range of base units with work surfaces, housing a sink unit with mixer tap as well as a gas hob to canopy hood and an electric oven. French doors lead out to the gardens and there is a useful pantry cupboard, complementing shelving and a feature vertical radiator.



FIRST FLOOR LANDING

BEDROOM ONE

4.12 x 3.16 (13'6" x 10'4")

A good sized double bedroom with a view across to the golf course.



BEDROOM TWO

3.05 x 2.92 (10'0" x 9'7")

A second double bedroom.



BEDROOM THREE

2.77 x 1.95 (9'1" x 6'5")

A good sized third bedroom. The measurement includes a small section of bulkhead.



BATHROOM

With a three piece white suite consisting of a low level WC, a wash basin and a panelled bath with shower unit to part tiled walls and tiled floor.



OUTSIDE

To the front of the property is a lawned garden with flowerbed borders, whilst to the rear is an enclosed garden, mainly laid to lawn.



GARAGE

A driveway runs down the side of the property to a detached garage. Please note that a right of way over the driveway exists in favour of the neighbour.



ADDITIONAL INFORMATION

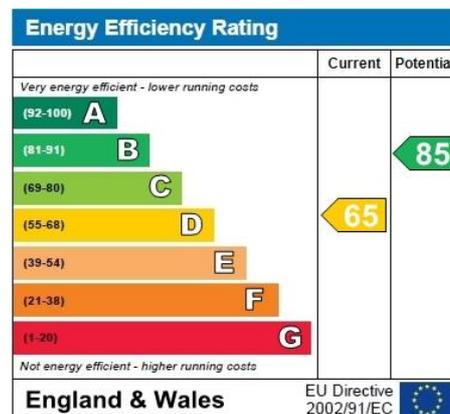
Tenure: Freehold.
Calderdale Council.
Council Tax Band: C.

DIRECTIONS

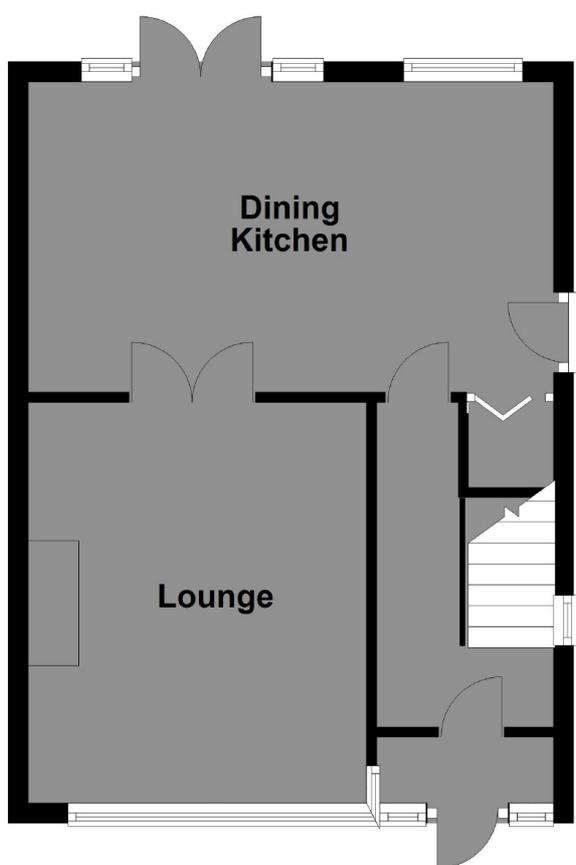
From Halifax town centre proceed along King Cross Street, merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. Take the A646 Burnley Road and then the immediate right into Warley Road, proceeding to the top of the hill to the T-Junction. Turn left into Highroad Well Lane and then the second turning on the right into Court Lane. At the mini roundabout take the second turning into Paddock Lane, where number 31 can be found a short way up on the left hand side, opposite the golf club on the right. Postcode: HX2 0NT.

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

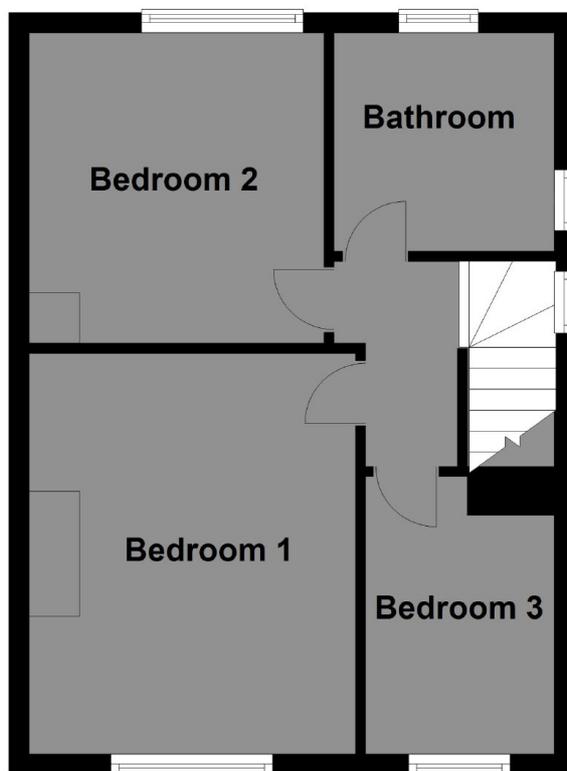
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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.