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7 GOLF CRESCENT

NORTON TOWER | HX2 0LD

This delightful semi-detached property has been extended by the current owners to create a spacious and comfortable family home.

The property stands in a good-sized plot with neat lawn gardens to both the front and rear, with two separate patio areas. There is driveway parking leading to an integral single garage.

Internally there are three separate reception rooms and five bedrooms – ideal for larger families – complemented by a smart fitted kitchen, adjacent utility room with garden access, a downstairs cloakroom/WC and a modern first floor shower room.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Conservatory
Kitchen
Utility Room
Cloakroom
Integral Single Garage

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5
Shower Room

COUNCIL TAX

C

EPC RATING

D

INTERNAL NOTES

The property is accessed via a spacious entrance vestibule with stairs rising to the first floor.

There are three reception rooms; a well-proportioned sitting room features a square bay window, attractive wall mounted fire and coving to the ceiling, a dining room open to the kitchen, and a conservatory with direct access to the rear garden.

The smart fitted kitchen houses cream gloss units and is equipped with a five-ring gas hob, electric double oven and an integrated fridge. The adjacent utility room (with garden access) houses matching units, plumbing for a washer and space for a fridge freezer and dryer. A door leads through to the integral garage.

The five bedrooms are all located on the first floor, with Bedrooms 1 and 2 having fitted bedroom furniture. The bedrooms are complemented by a three-piece shower room comprising large shower cubicle, vanity unit with basin and storage, and a WC.

There is access to a fully boarded loft from bedroom 5 via a loft hatch and drop down ladder.

EXTERNAL

The neat gardens are well-tended by the current owners. The front garden has a level lawn with mature shrub and flower borders, and a driveway providing off road parking and leading to the integral garage. At the rear is a block paved patio area, a second paved patio, and a large level lawn.

LOCATION

Golf Crescent is located in a popular residential area with lots of amenities close by including Pre-Schools, Primary and Secondary Schools.

There is a regular bus service from nearby, mainline railway stations in nearby Halifax and Sowerby Bridge, and the M62 is within 20 minutes' drive.

SERVICES

All mains services. UPVC double glazing. Gas central heating.

TENURE

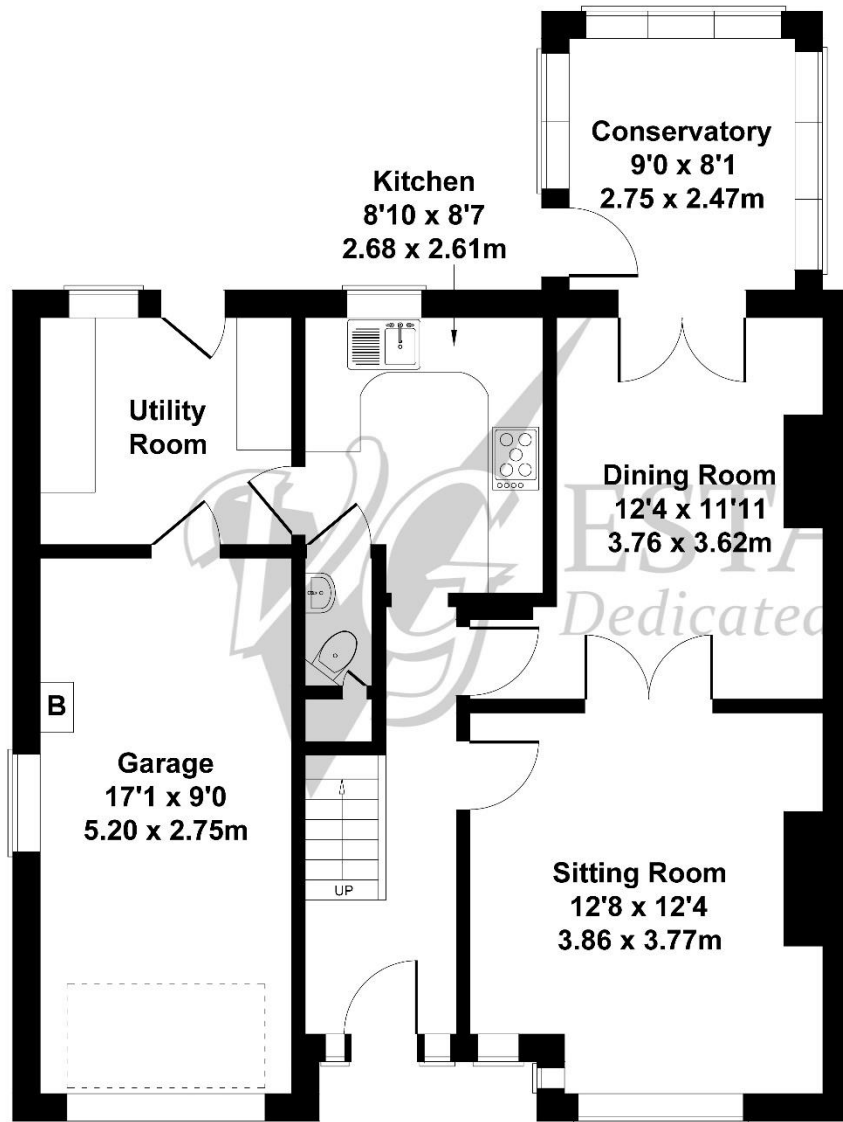
Freehold.

DIRECTIONS

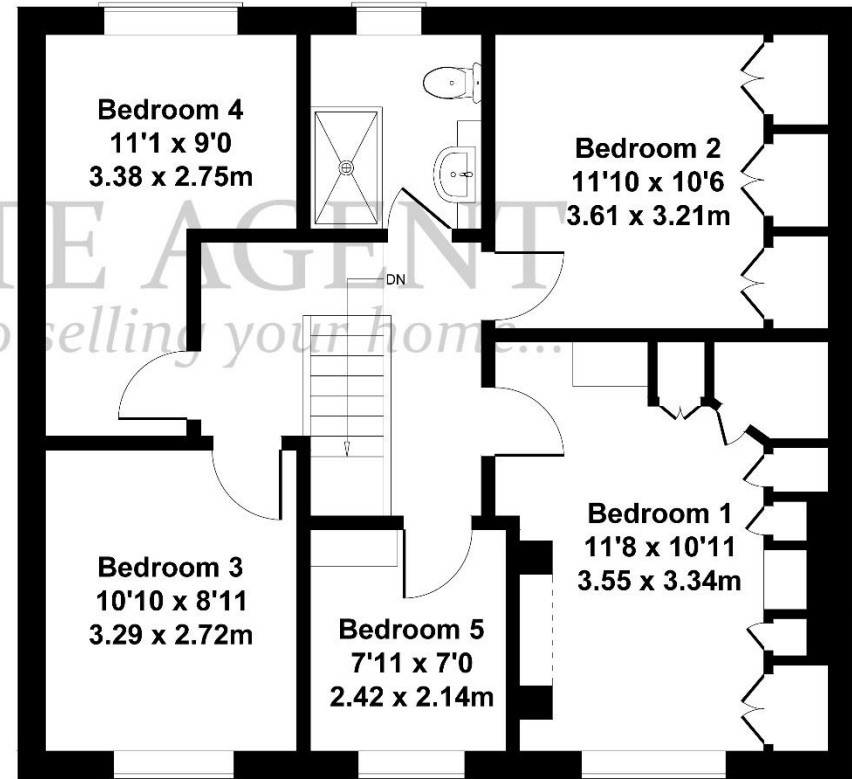
From Halifax main Orange Street roundabout / Burdock Way, proceed along the A58 (signposted Burnley / Sowerby Bridge) for approximately 1 mile until reaching King Cross. Continue through three sets of lights towards Hebden Bridge / A646. At the third set of lights position yourself in the right-hand lane and then at the fourth set of lights, filter right into Warley Road. Proceed up Warley Road until reaching the junction, then turn left into Gibbet Street. After 200 yards turn right into Court Lane. At the mini roundabout take the first left into Highroad Well Lane, then first right into Golf Crescent. The property is on the left identified by our sale board.



Approximate Gross Internal Area
1561 sq ft - 145 sq m



GROUND FLOOR



FIRST FLOOR



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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.