

bramleys



23 Kirkstone Drive
Norton Tower
HX2 0NS

£168,000

Professionalism with Independence



1 & 3 George Square, Halifax, HX1 1HF
t: 01422 260 000

This immaculately presented 3 bedroom semi detached property is located within the popular residential area of Norton Tower and has been fully renovated by the current vendors to a high standard. Having a contemporary open plan dining kitchen fitted with gloss kitchen units and integrated appliances, this leads to a sun room extension providing a useful addition to the ground floor accommodation and enjoys pleasant views over the rear garden. To the first floor there are 3 well proportioned bedrooms and a modern 3 piece family bathroom suite. The property has uPVC double glazing throughout, a gas fired central heating system and security alarm. Externally the property occupies a particularly generous plot, having lawned garden area to the front, block paved driveway which leads to a detached single garage and to the rear there is a further well proportioned lawned and paved garden area. An early inspection is highly recommended.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via a uPVC external door with side light into:-

Entrance Hall

A light and spacious entrance hallway, having a uPVC double glazed window, central heating radiator, timber flooring, a useful downstairs storage cupboard and staircase rising to the first floor finished with oak balustrade.

Lounge

3.45m x 3.81m (11'4" x 12'6")

Positioned to the front of the property, the lounge area is fitted with a contemporary electric fire inset to a marble fireplace, 2 wall light points and uPVC double glazed window.



Dining Kitchen

3.48m max. x 5.26m max. (11'5" max. x 17'3" max.)

This well planned contemporary kitchen is fitted with a range of matching wall and base units in a gloss finish with complementary working surface and upstand. There is an inset stainless steel sink with side drainer and mixer tap, 4 ring electric hob with contemporary extractor hood and double oven beneath. Integrated appliances include a fridge and freezer, built-in microwave and integrated washing machine. The kitchen also has slate effect laminate tiling, along with inset ceiling spotlights, under cupboard and plinth lighting, built-in wine rack and breakfast bar. To the kitchen there are 2 uPVC double glazed windows and to the dining area there is a central heating radiator and uPVC double glazed French doors which lead into the sun room.



Sun Room

2.67m x 2.64m (8'9" x 8'8")

This useful addition to the accommodation provides a pleasant aspect overlooking the rear garden via a uPVC double glazed window. There are further uPVC double glazed French doors which give outside access. The sun room also has timber flooring, inset ceiling spotlights and a wall mounted modern electric fire.



FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation and a loft access point.

Master Bedroom

4.04m x 3.10m (13'3" x 10'2")

Positioned to the front of the property and having a range of built-in wardrobes, a central heating radiator and uPVC double glazed window.



Bedroom 2

3.07m x 3.30m (10'1" x 10'10")

A good sized second bedroom being of double proportions, having a central heating radiator and uPVC double glazed window overlooking the rear garden.



Bedroom 3

2.08m x 3.05m max. inc bulk-head (6'10" x 10'0" max. inc bulk-head)

Positioned to the front of the property, having a central heating radiator and uPVC double glazed window.

Bathroom

Being part tiled to the walls and tiled to floor, the bathroom is furnished with a modern 3 piece white suite comprising low flush WC, wall mounted wash hand basin with waterfall style tap and a panelled bath with waterfall style mixer tap and a thermostatic shower with rainwater shower head and side screen. There is an extractor fan, inset ceiling spotlights, chrome ladder style heated towel rail and a uPVC double glazed window.



OUTSIDE:

To the front of the property there is a lawned garden area with pebbled borders, block paved driveway provides off road parking for several cars and leads to a detached single garage with up and over door. To the rear of the property there is a well proportioned garden area comprising lawned and paved seating areas.

COUNCIL TAX BAND:

C

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. All loans subject to status. A life assurance policy may be required. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

RELATED SALE DISCOUNT:

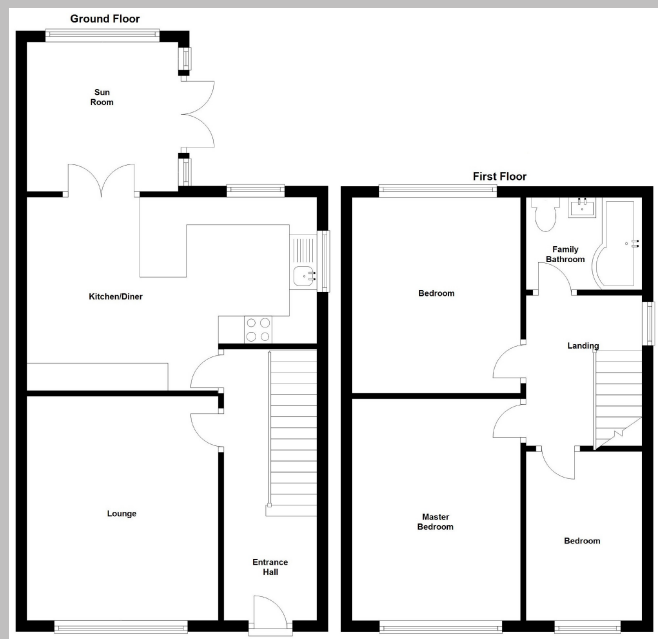
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Halifax via King Cross Road and at the main set of traffic lights in King Cross stay in the right hand lane. Take the A646 Burnley Road and at the next set of traffic lights turn right up Warley Road. At the top of the road with Gibbet Street turn left and continue along Roils Head Road. Almost at the brow of the hill turn right and then left again onto the continuation of Roils Head Road. Take the third right hand turning into Vicar Park Road and then right into Kirkstone Drive, continue round the bend where the property can be found on the left hand side identified by the Bramleys for sale board.



Energy Performance Certificate



23, Kirkstone Drive
HALIFAX
HX2 0NS

Dwelling type: Semi-detached house
Date of assessment: 16 January 2012
Date of certificate: 16 January 2012
Reference number: 8722-6723-9730-7456-5992
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
62	70	59	69
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	251 kWh/m ² per year	191 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	2.9 tonnes per year
Lighting	£65 per year	£43 per year
Heating	£619 per year	£492 per year
Hot water	£94 per year	£83 per year

You could save up to £160 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 f: 01484 432318
e: info@bramleys1.co.uk

www.bramleys.com

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 f: 01924 411020
e: heckmondwike@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF
t: 01422 260000 f: 01422 260010
e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU
t: 01422 374811 f: 01422 378762
e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF
t: 01924 495334 f: 01924 499193
e: mirfield@bramleys1.co.uk