



## 15 Rothwell Drive

Savile Park, Halifax, HX1 2EZ

Offers Over £210,000



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REGISTER YOUR INTEREST FOR OPEN DAY SUN 28TH JANUARY

We have available for sale a three bedroom semi-detached property located in the popular area of Savile Park.

The property in brief comprises: living room, dining room, kitchen, two double bedrooms and a single bedroom, house bathroom with separate WC, an attic and a cellar. Externally the property benefits from a garden to the front, a landscaped garden to the rear and a garage.

Ideally located for the local amenities of Savile Park, a short walk into Halifax town centre and great commuter links. Good local schooling at both primary and secondary level, including Crossley Heath Grammar School. Excellent transport links via the M62 motorway network to Manchester and Leeds. Viewings are highly recommended- please contact SW Property to arrange a viewing!

## Entrance

Through a composite door into entrance hallway.

## Living Room

A good-sized living room with bay windows, wooden floors and a gas fire. Space for furniture suite. Decorative coving.

## Dining Room

A good-sized dining room with wooden floors, a gas fire and French Doors leading to the rear garden.

## Kitchen

Kitchen with cream wall and base units with

complementary worktops into stainless steel sink and drainer. Grey tiled splashback. A gas hob, an electric oven with extractor fan over. Integrated fridge-freezer, washing machine and tumble dryer. A window to the rear over looking the garden.

## Bedroom One

A good-sized double bedroom with build in floor to ceiling wardrobes with shelving and rails. Bay windows to the front elevation. Neutrally decorated.

## Bedroom Two

A good-sized double bedroom with build in floor to ceiling wardrobes with shelving and rails. Neutrally decorated. A window to the rear elevation. Under stairs storage cupboard from the attic.

## Bedroom Three

A single bedroom with a bulk head cupboard, a window to the front elevation.

## Attic

A generous sized room with wooden beams, a window to the side and neutrally decorated.

## Cellar

## External

A good-sized front garden and a generous-sized landscaped rear garden with astro-turf, Indian flag stones and blue slate. A garage with light and power. Parking on a private road.

## Directions

For Satnav please use the postcode HX1 2EZ.

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

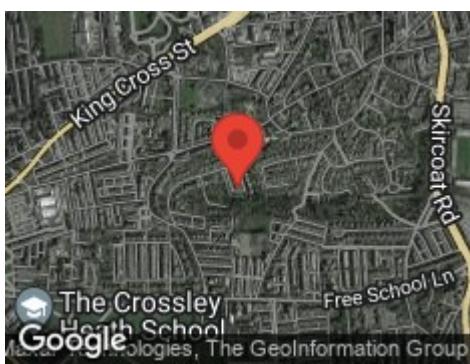
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map

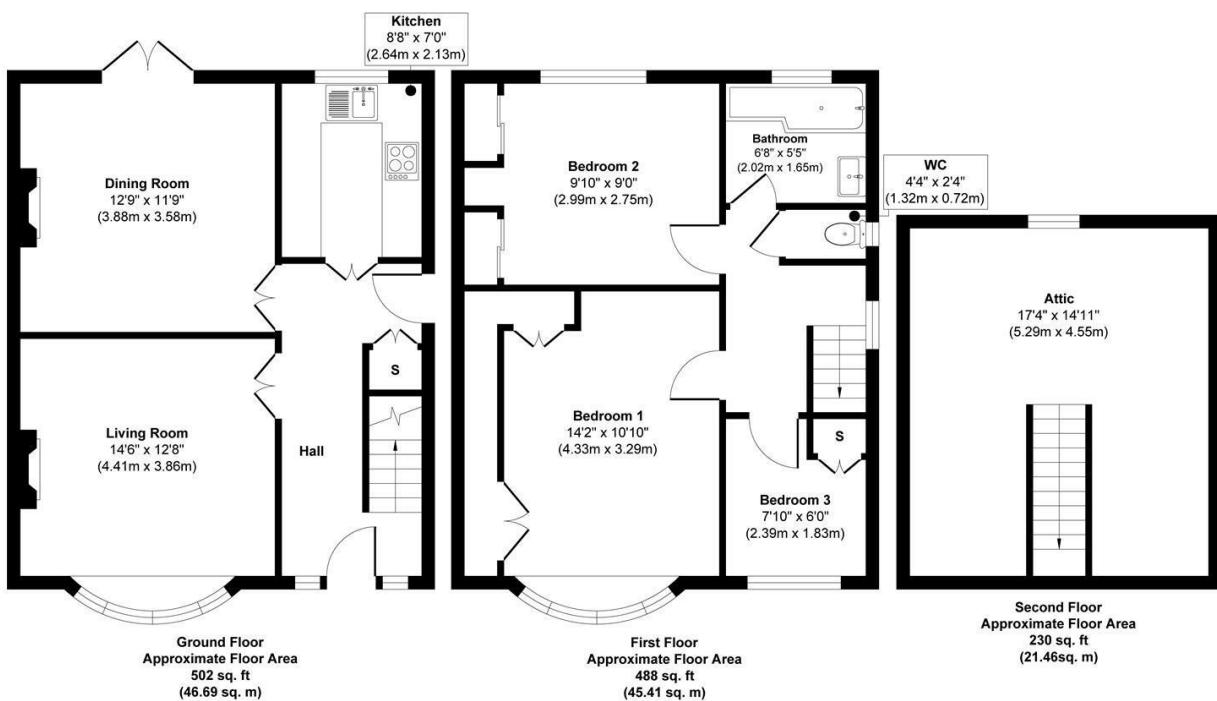


## Terrain Map



## Floor Plan

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Approx. Gross Internal Floor Area 1220 sq. ft / 113.56 sq. m

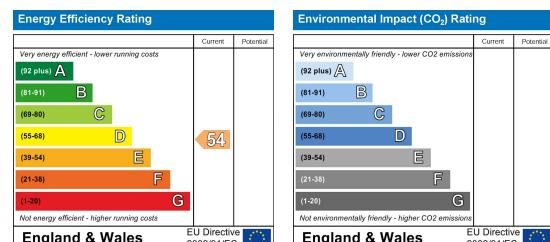
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.