



154 Roils Head Road

, Halifax, HX2 0NQ

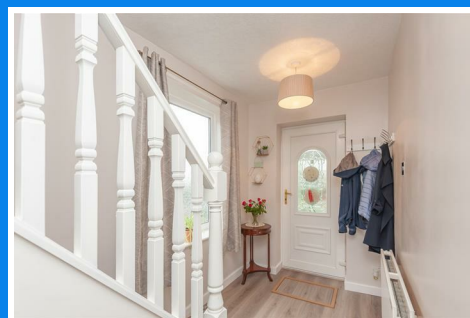
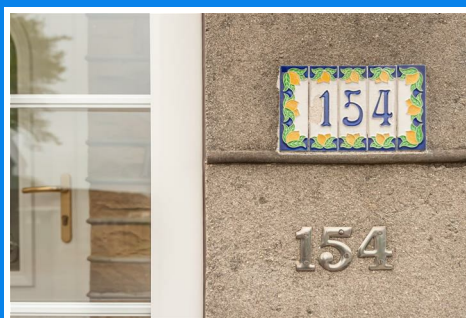
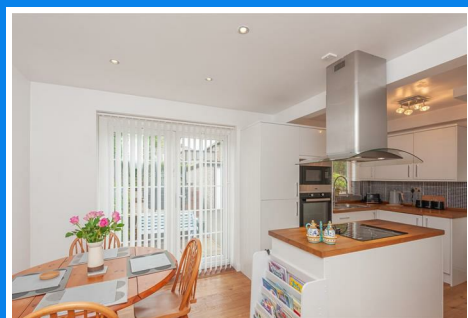
Offers Over £210,000



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Offers Over £210,000



A beautifully presented three bedroom semi detached property, located in the Norton Tower area of Halifax. The property has gone through modernisation and is ready to move into- perfect for a family or those wanting to downsize. Benefitting from gas central heating and double glazing throughout as well as uPVC doors to the front and side entrance with patio doors to the rear. The property in brief comprises: entrance porch, a living room, a kitchen diner, two double bedrooms, a single bedroom, house bathroom and loft. Externally, the property benefits from a driveway providing off-road parking, a good-sized rear garden and a garage. The property is conveniently located for local amenities in Halifax as well as Sowerby Bridge town centre which provides fabulous far reaching views over the valley. Offering excellent access to good local schooling at both primary and secondary level and transport links via the M62 motorway network.

Contact SW Property to arrange a viewing!

Entrance Porch

Entrance through a double door.

Entrance Hallway

Entrance through a uPVC door, large obscured window and access to the ground floor accommodation.

Living Room

A good-sized living room, half bay windows providing lots of natural light, gas fireplace with wooden surround and neutrally decorated.

Kitchen/Diner

The kitchen has gloss wall and base units with wood block worktops, wooden floor and features an island.

Integrated appliances include: a washing machine, slimline dishwasher, fridge freezer, electric oven, ceramic hob with extractor fan, microwave, and stainless steel sink and drainer. There is ample storage space with two extra cupboards, one of which houses the boiler. To the dining area of the kitchen there is a gas fireplace with wooden surround, tiled back and marble half. Window to the back and French patio doors lead to the rear garden.

First Floor Landing

A large window and access to the loft hatch.

Bedroom One

A good-sized double with built in wardrobes to one full wall. A window to the front elevation. Space for furniture, furnishings and décor.

Bedroom Two

Another good-sized double bedroom with a built in cupboard, window to the rear elevation overlooking the garden. Space for furniture, furnishings and décor.

Bedroom Three

A generous sized single bedroom with a window to the front.

Bathroom

A part tiled house bathroom comprising: shower over bath with a double head and a combination vanity unit with toilet and handbasin. A chrome heated towel rail and extractor fan.

Exterior

Externally the property benefits from a private driveway with space for two cars, a good-sized garden with full patio and flower beds and a single garage with power and lights.

Directions

For Satnav please use the postcode HX2 0NQ.

Viewings

Viewings are strictly by appointment only. Please contact SW Property

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 PETER DAVID PROPERTIES 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

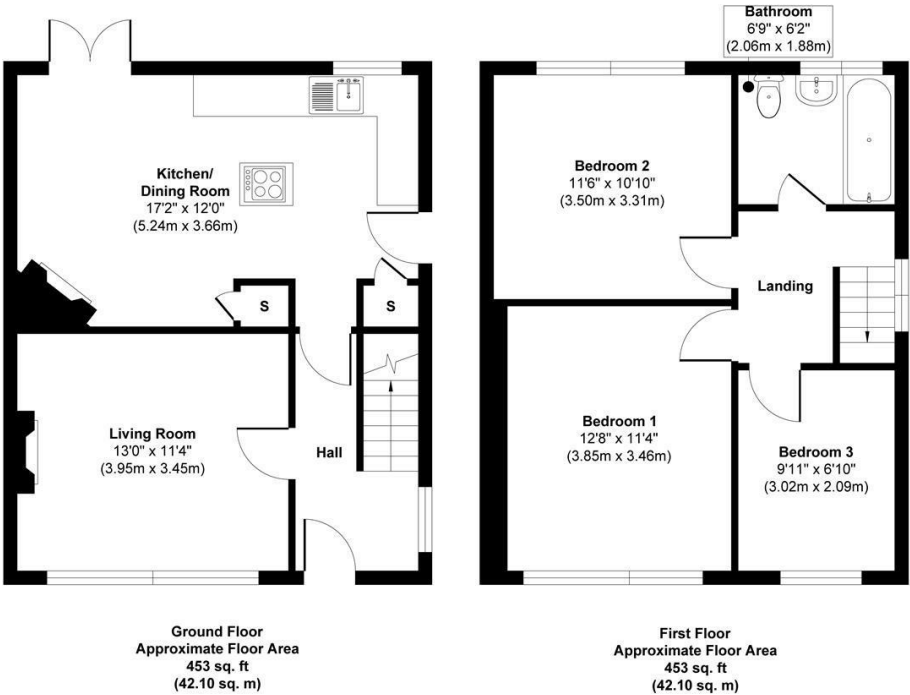


Terrain Map



Floor Plan

154 Roils Head Road, Halifax

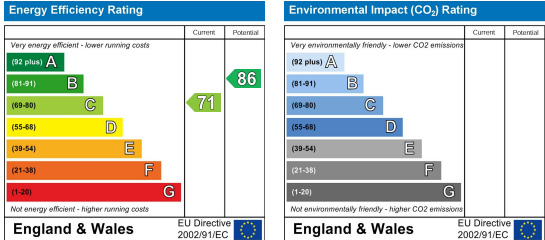


Approx. Gross Internal Floor Area 906 sq. ft / 84.20 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.