

MARSH & MARSH PROPERTIES

38 Roils Head Road, Halifax, HX2 0LH

£175,000



From its lofty position, this property benefits from absolutely stunning, far-reaching, Calder Valley views, to its front elevation, that truly provide a fantastic first impression. This well presented, three bed, end-terraced, property is positioned above and away from the roadside and features a charming, low maintenance front garden in addition to a good sized lawned and patio rear garden. This is the ideal property for any first-time buyer, property investor or small family looking for somewhere close to Halifax town centre. There is also ample on street parking to the front of the property.

Internally this property continues to impress. Offered in good condition throughout, all in a modern décor and colour scheme. Its large windows, to the front elevation, also take advantage of the beautiful views. With a well-presented living room, highly functional dining kitchen, three bedrooms (two with space for a double bed) and a house bathroom. Anyone looking for a property that is in a ready to move in condition, with little work required, will find this property of particular interest.

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The property is ideally located on the outskirts of Halifax, benefitting from quick and easy access to the town centre (just a 5-minute drive) and with regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area and access to the Grand Central train service. The M62 motorway is a short 15-minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to its internal condition, well positioned location and absolutely stunning, far reaching, views, an appointment to view is essential.

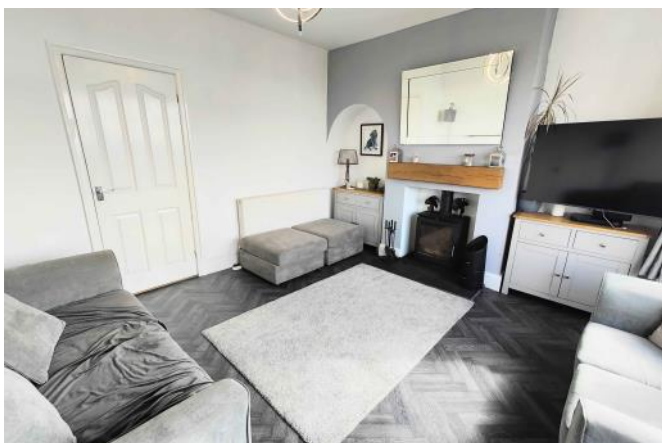
From the front of the property a uPVC double glazed door opens into the

HALLWAY

A well-presented hallway providing a charming reception into the property. With a wood laminate floor, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented, warm and inviting living room that is bathed in natural light owing to the large, uPVC double-glazed, bay windows to the front elevation, overlooking the far-reaching views and providing a stunning outlook for the living room. A multi-fuel stove, with tiled hearth and wooden mantelpiece, creates a charming central feature for the whole room. With vinyl flooring, central light fitting, double radiator and a television access point.



From the living room a wooden door opens into the

DINING KITCHEN



A good-sized dining kitchen that offers ample

space for a family dining table to one side of the room. The room is well lit via a set of omnidirectional ceiling spotlights and ceiling inset spotlights in addition to two uPVC double glazed windows to the rear elevation. A uPVC double-glazed door also provides access to the rear garden. A solid wood door provides access to an under stairs cupboard for additional storage space. With a fitted oven, laminated work surfaces, single radiator, splashback tiling, wood laminate floors, plumbing for a washing machine, space for a fridge/freezer and a 1 ½ sink with stainless-steel mixer tap.



the valley beyond; an ideal sight to wake up to. With a double radiator, central light fitting and carpeted floors.



From the hallway carpeted stairs lead up to the

LANDING



With a carpeted floor, loft access hatch, central light fitting and uPVC double glazed window to the side elevation.

From the landing wooden doors open into

BEDROOM 1

A generous master bedroom with ample space for a large double bed along with additional bedroom furniture. A large uPVC double glazed window, to the front elevation, provides a fantastic view of



BEDROOM 2



A good-sized second bedroom with space for a double bed. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the rear elevation.

BEDROOM 3



The ideal bedroom for use as a child's room, guest bedroom or work from home office space. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.

BATHROOM



A well-presented and stylish bathroom that makes excellent use of the space on offer to create a

highly functional room. With a panel bath, over bath shower, glass splash guard, vanity inset washbasin, stainless steel towel radiator, frosted uPVC double glazed window to the rear elevation, low flush toilet, splashback tiling, tiled flooring and well illuminated via numerous ceiling inset spotlights.



GARDENS



To the front of the property is a slate and lawned garden that is ideally located to take advantage of the truly stunning views to the front elevation. From the edge of the lawn the garden drops to a second lawned garden.





To the rear of the property is a dual tier patio area providing a second sitting area. To the rear of the patio is a lawn, that runs to the far end of the garden, that is bisected by a large flagged patio section; ideal for sitting out and relaxing. The garden is bordered by wooden fence and hedge to provide an enclosed space.



PARKING

To the front of the property there is ample on street parking.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION



What3words: [///that.friend.wicked](#)

Google Plus Code: P3FW+H24 Halifax

For sat nav users the postcode is: HX2 0LH

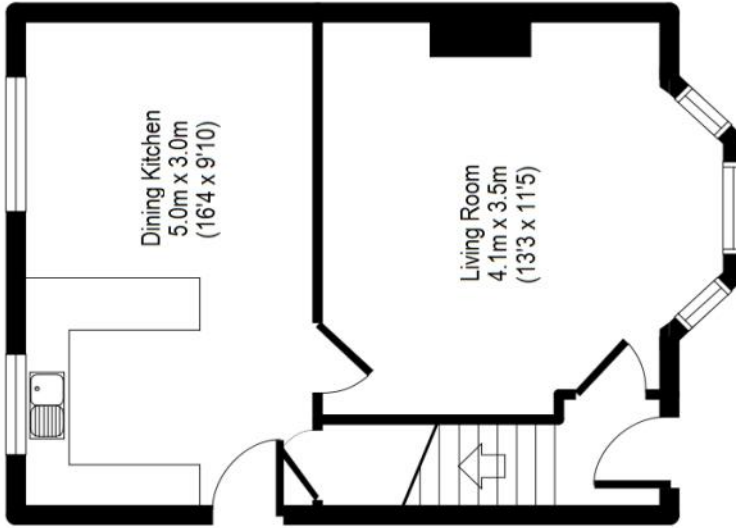
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

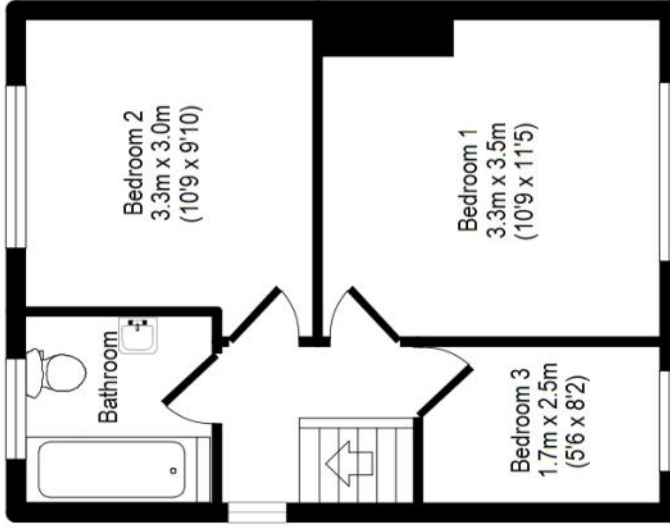
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Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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