



Roils Head Road, Halifax HX2 0LH

welcome to

Roils Head Road, Halifax

A three bedroom three bedroom mid-terraced property situated in Norton Tower. Benefitting from spacious living accommodation with gardens to the front and rear. This property has lots of potential! Call us now to book your viewing!



Lounge

14' 7" x 13' 4" (4.45m x 4.06m)

The Lounge benefits from wood flooring, ceiling spot lights, fitted gas fire, gas central heating radiator and UPVC double glazed bay window to the front elevation.

Kitchen

16' 4" x 10' 2" (4.98m x 3.10m)

The kitchen benefits from vinyl flooring, ceiling light points, gas central heating radiator, UPVC double glazed window to the rear elevation with UPVC double glazed french doors to the rear. The kitchen is fitted with wall and base units with complimentary work surfaces over with sink and drainer, space and plumbing for a washing machine and space for a free standing cooker.

Landing

The landing benefits from wood flooring, ceiling light point and access to the loft.

Bedroom One

11' 5" x 9' 5" (3.48m x 2.87m)

Bedroom one benefits from wood flooring, ceiling light point, fitted wardrobes, gas central heating radiator and UPVC double glazed window to the front elevation.

Bedroom Two

9' 7" x 9' 8" (2.92m x 2.95m)

Bedroom two benefits from wood flooring, ceiling light point, gas central heating radiator and UPVC double glazed window to the rear elevation.

Bedroom Three

8' 7" x 5' 4" (2.62m x 1.63m)

Bedroom three benefits from wood flooring, ceiling light point, gas central heating radiator and UPVC double glazed window to the rear elevation.

Bathroom

The bathroom benefits from tiled flooring, gas central heating radiator, UPVC double glazed window to the rear elevation. The bathroom is fitted

with a three piece suite comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over.

Externally

Externally the property benefits from gardens to the front and rear. To the front of the property there is a tiered garden with lawned areas and steps. To the rear of the property is a tiered garden mainly laid to lawn with patio areas. Ideal for sitting out throughout the summer months.



check out more properties at williamhbrown.co.uk



welcome to

Roils Head Road, Halifax

- THREE BEDROOM MID-TERRACED PROPERTY
- GARDENS FRONT & REAR
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUYER HOME
- SOLD WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers over

£170,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HF113532 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk