

"Norwood", 20 Rothwell Road, Savile Park, Halifax, HX1 2HA

Offers Over £275,000

- : Spacious Semi Detached Family Home
- : Downstairs Cloakroom
- : Gardens Front & Rear
- : Close To Outstanding Schools
- : Realistically Priced
- : 2 Reception Rooms
- : 3 Bedrooms
- : Detached Double Tandem Garage
- : Easy Access to Halifax Town Centre
- : Viewing Essential

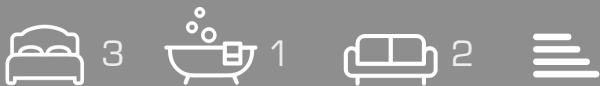


## 20 Rothwell Road, Halifax HX1 2HA

Situated in this extremely convenient and much sought after location this superior semi-detached residence offers deceptively spacious family accommodation. Whilst the property would benefit from a degree of modernisation, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the spacious accommodation this period property provides

This spacious family home briefly comprises: entrance porch, entrance hall, two generous reception rooms, fitted kitchen, downstairs cloakroom, cellar, three good-sized bedrooms, family bathroom, gardens to front and rear, driveway providing ample off-road parking, a detached tandem double garage, UPVC double glazing and gas central heating.

The property provides easy access to the local amenities of Savile Park, King Cross, and Skircoat Green, including outstanding schools, as well as easy access to Halifax Town Centre and the trans Pennine road and rail network linking Halifax to the business centres of Manchester & Leeds. Very rarely does an opportunity arise to purchase a superior semi detached family home in this desirable location and as such an early appointment to view is strongly recommended.



Council Tax Band: C



### ENTRANCE PORCH

UPVC double-glazed window to the front elevation, and a quarry tiled floor. A glazed internal door opens into:

### ENTRANCE HALL

With Cornice to ceiling with a matching delf rack, UPVC double-glazed window to the side elevation, one double radiator, and a fitted carpet.

### LOUNGE

15'2" into bay x 14'7"

This spacious Lounge has a circular bay window to the front elevation with UPVC double glazing. Period tiled fireplace with mantelpiece and hearth housing a coal-effect living flame gas fire. Corniced ceiling, picture rail, two double radiators (one with decorative cover), and a fitted carpet.

### DINING ROOM

14'7" x 16'3" into bay

Square bay window to the rear elevation with UPVC double glazing. UPVC double-glazed door opens to the rear garden. Period tiled fireplace with mantelpiece and hearth, living flame gas fire, corniced ceiling with matching delf rack, one double radiator, and a fitted carpet.

### KITCHEN

14'5" x 7'11"

The kitchen is fully fitted with a range of wall and base units incorporating matching work surfaces and tiled splashbacks. Double drainer stainless steel sink unit with mixer tap and macerator. Gas-fired Aga (which also heats the hot water). Breakfast bar, extractor fan, UPVC double-glazed windows to both rear and side elevations, and a fitted carpet.

### DOWNSTAIRS CLOAKROOM

Modern white two-piece suite comprising pedestal wash basin and low flush W.C. The downstairs cloakroom has a UPVC double-glazed window to the side elevation, and a fitted carpet.

### CELLAR

7'2" x 9'8"

Providing useful storage facilities, and access to a further coal cellar.

Stairs from the entrance hall lead to a half-landing with a large UPVC double-glazed window to the side elevation, offering open views. Further steps lead to the

### LANDING

With Access to loft space, door to airing cupboard and a fitted carpet

### BEDROOM ONE

15'1" x 14'7"

This double bedroom has a circular bay window to the front elevation with UPVC double glazing. Fitted bedroom furniture to two walls including wardrobes, overhead cupboards, dressing table and chest of drawers. Two double radiators, and a fitted carpet.

### BEDROOM TWO

12'10" x 16'2" into bay

This second double bedroom has a square bay window to the rear elevation with UPVC double glazing and garden views. Fitted wardrobes along one wall with overhead cupboards, dressing table, headboard and bedside cabinets. Double radiator, and a fitted carpet.

### BEDROOM THREE

8'5" x 7'8"

Small fitted Wardrobe, UPVC double-glazed window to the front elevation, fitted carpet, and access to the loft space.

### FAMILY BATHROOM

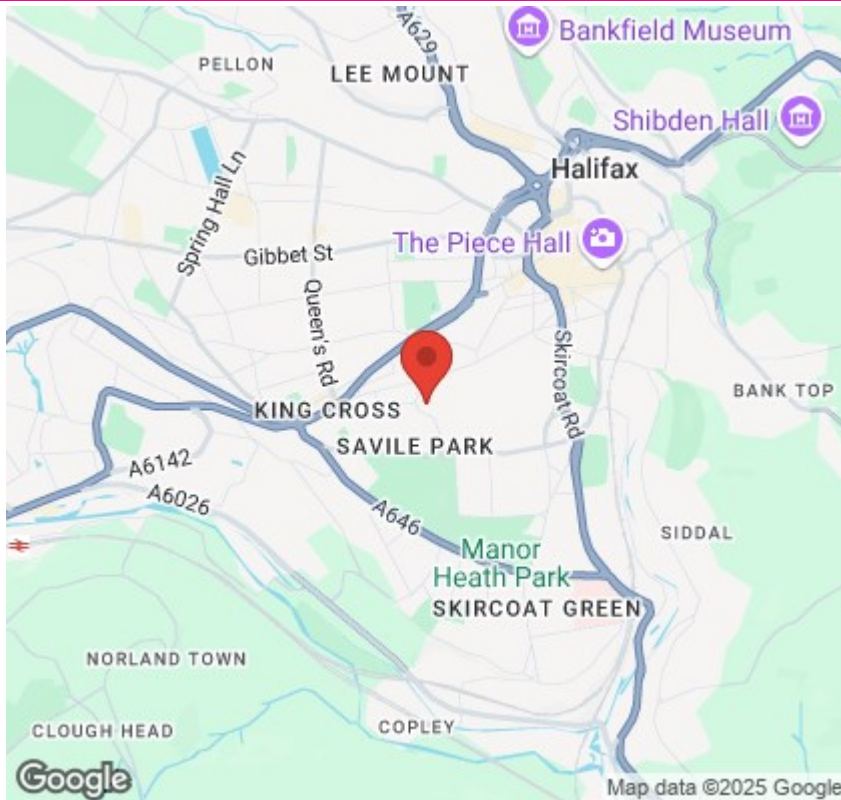
The spacious bathroom has a four-piece suite in milk shade comprising pedestal wash basin, low flush W.C, corner panelled bath and a walk-in shower cubicle with shower unit. The bathroom is fully tiled and has two UPVC double-glazed windows to the rear elevation, one double radiator, a fitted carpet, and door opening into an additional storage cupboard.

### EXTERNAL

To the front of the property there is a mature garden with shrubs, trees and flower beds with path and stairs leading to the front door. There is a driveway which continues to the side of the property providing off road parking for numerous vehicles and leads to the detached tandem double garage (3.36m x 9.73m) with an electric roller shutter door, power, light, and water. To the rear of the property there is a well-stocked mature garden with flagged patio area, rockery garden, and a variety of plants, shrubs and trees.

### TO VIEW

Please telephone Property@Kemp&Co on 01422 349222



## Directions

SAT NAV HX1 2HA

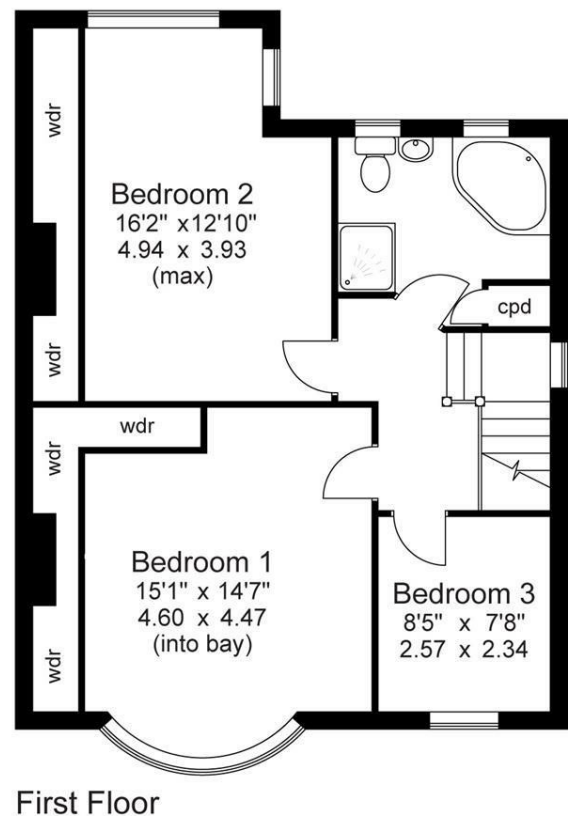
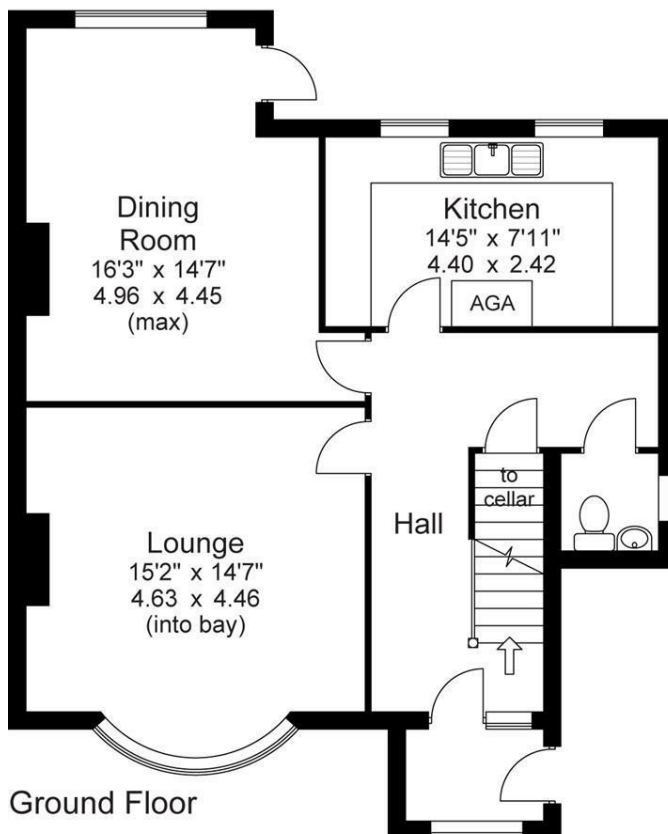
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1352 Sq. Feet  
= 125.7 Sq. Metres



For illustrative purposes only. Not to scale.