



40 Rothwell Drive, Halifax, HX1 2EZ

Offers Over £240,000

- : Popular & Convenient Location
- : Landscaped Gardens
- : Close to Outstanding Schools
- : 3 Bedrooms
- : Realistically Priced
- : Attractive Family Home
- : Garage
- : Easy Access to Halifax Town Centre
- : Open Dining Kitchen
- : Viewing Essential



# 40 Rothwell Drive, Halifax HX1 2EZ

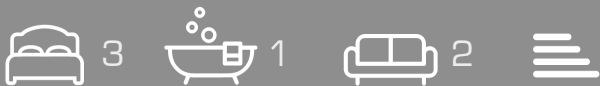
Situated in the extremely convenient area of Rothwell Drive, Halifax, this delightful family home presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly community.

This delightful property briefly comprises an entrance hall, lounge, open plan dining kitchen, modern bathroom, 3 bedrooms, landscaped gardens, and a garage.

Outside, the garden space offers a lovely area which has been professionally designed, and is an ideal spot for children to play or for hosting summer barbecues with friends and family.

Located in Halifax, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to nearby towns and cities.

In summary, this house on Rothwell Drive is a wonderful opportunity for anyone looking to establish a home in a vibrant and welcoming community.



Council Tax Band: C



### ENTRANCE HALL

A UPVC double-glazed front entrance door, set under an arched surround with UPVC double-glazed windows to either side and above, opens into a welcoming entrance hall with coved ceiling, tiled floor, and a radiator with cover. There is a useful under-stairs storage cupboard.

From entrance hall door to

### DINING KITCHEN

18'7" x 9'4"

From the entrance hall, a door opens into the open-plan dining kitchen. The kitchen area is fully fitted with a range of modern wall and base units, matching work surfaces, and a stainless steel one-and-a-half bowl sink unit with mixer tap. Appliances include a four-ring induction hob with extractor above, a fan-assisted electric oven and grill, and an integrated dishwasher. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls and a UPVC double-glazed window to the rear elevation overlooking the landscaped garden. The dining area features UPVC double-glazed French doors opening onto the rear garden, a coved ceiling, wood flooring, and a modern vertical radiator.

From dining kitchen through to the

### LOUNGE

14'3" into bay x 11'10"

Accessed from the dining room, the lounge boasts a circular bay window to the front elevation with UPVC double-glazed units. A feature fireplace houses a coal-effect living flame gas fire with a matching hearth. Further features include a coved ceiling, wood flooring, one double radiator, one single radiator, and a TV point.

From the entrance hall stairs lead to the

### LANDING

A staircase with fitted carpet leads from the entrance hall to the first-floor landing, with a UPVC double-glazed window to the side elevation and fitted carpet.

From the landing door to the

### BATHROOM

A modern three-piece white suite comprises a pedestal wash basin, low-flush W.C., and panelled bath with shower unit. The bathroom is extensively tiled around the suite with a complementing colour scheme to the remaining walls. A UPVC double-glazed window to the side elevation, a chrome heated towel rail, and a radiator complete the space.

From the landing door to

### BEDROOM ONE

14'2" into bay x 11'11"

With a circular bay window to the front elevation incorporating UPVC double-glazed units, this spacious double bedroom also includes a built-in wardrobe, overhead cupboard space, one double

radiator, and fitted carpet.

From the landing door to

### BEDROOM TWO

10'11" x 9'5"

A second double bedroom with a UPVC double-glazed window to the rear overlooking the landscaped garden, coved ceiling, laminate wood floor, and a double radiator.

From the landing door to

### INNER HALL

From the landing, a door opens to an inner hall with UPVC double-glazed window to the front elevation, fitted carpet, and a double radiator. A staircase leads to

from the inner hall stairs lead to

### ATTIC/BEDROOM THREE

17'0" x 11'5" with restricted headroom

This spacious attic bedroom features two Velux skylight windows providing excellent natural light. Doors open to under-eaves storage, and inset ceiling spotlights and fitted carpet complete the room.

### GENERAL

: Construction: Brick with blue slate roof  
: Services: Mains gas, water, and electricity  
: Heating: Gas central heating  
: Glazing: Full UPVC double glazing  
: Tenure: Freehold  
: Council Tax Band: C

### EXTERNAL FEATURES

#### FRONT

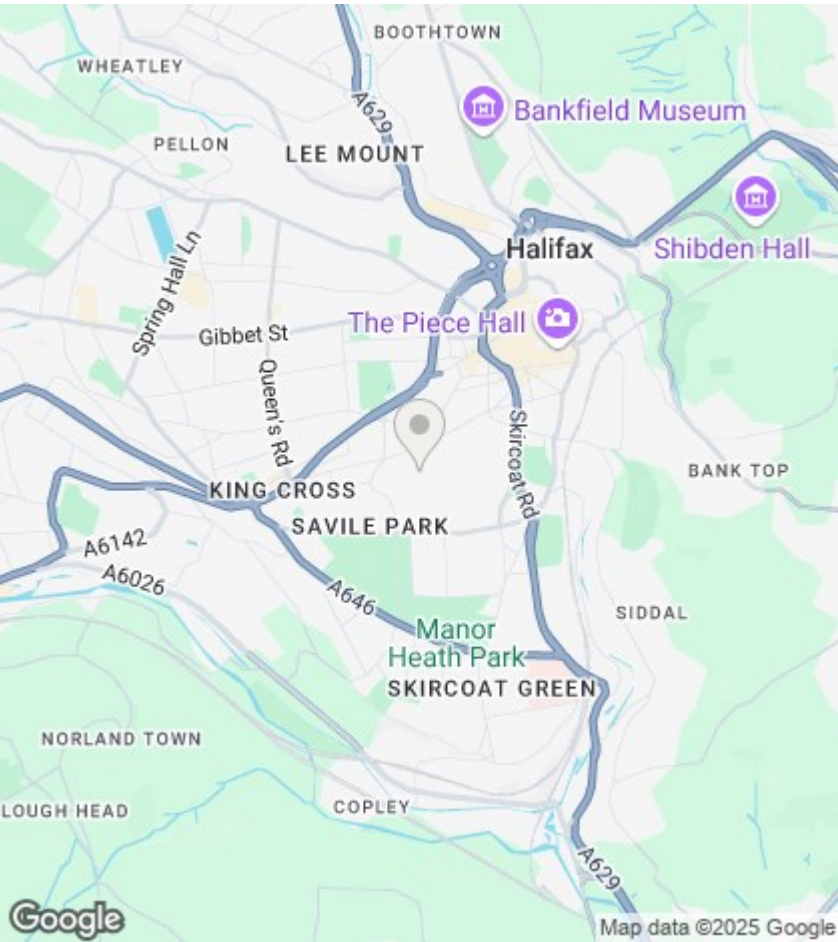
A block-paved patio area with raised flower beds filled with mature plants and shrubs. A tarmac shared driveway leads to a detached single garage with up-and-over door. There is also a useful external store shed ideal for bins, tools, and outdoor equipment.

#### REAR

A beautifully landscaped rear garden includes a raised decked seating area, steps leading down to a lawned garden, a pond with waterfall feature, and a flagged patio all bordered by mature plants and shrubs.

### VIEWINGS BY APPOINTMENT ONLY

To arrange a viewing, please contact our office on 01422 349222 . Early inspection is strongly advised to avoid disappointment.



Directions

SAT NAV HX1 2EZ

Viewings

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EPC Rating:

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