



32 Roils Head Road

Halifax, HX2 0LH

Asking Price £150,000 Freehold





We are delighted to offer to the market this extended two bedroom, mid terraced home which sits in an elevated position, enjoying countryside views from a featured decking area; somewhere to sit on the summer evenings. The property also has a rear garden that is a generous size and enclosed making this ideal for a family with children. The property has been well maintained and presented to a good standard with an entrance hallway, lounge, dining room, fitted kitchen and sun room to the ground floor, with two bedrooms, bathroom and landing to the first floor. It further benefits from gas fired central heating and uPVC glazing. Being close to local amenities and local transport links, we encourage internal viewings to appreciate both the property and the views.

Location

Accommodation

Accessed is gained into the entrance hall via a uPVC door, into an area that offers access to the lounge and first floor landing. The spacious lounge (4.14m x 3.63m) has a large bay window making the most of the countryside views and beyond. The room offers a decorative fireplace, central heating radiator and glazed doors leading into the dining room with polished laminate flooring running throughout. The dining room (2.87m x 2.82m) is open plan to the kitchen and sun room, offering a central heating radiator and polished laminate flooring. Built in a uPVC construction, the sun room (2.31m x 1.85m) has laminate flooring running through from the dining room giving a spacious feeling to the ground floor and uPVC double glazed window to two sides overlooking the rear garden. A galley style kitchen (5.33m x 2.16m) houses the wall mounted gas boiler and benefits from a range of wall and base units with contrasting work surfaces which incorporate an inset stainless steel sink with mixer tap. Further enhanced with an integrated electric hob with oven sited beneath, plumbing for an auto washing machine, central heating radiator and a useful storage cupboard. There is a uPVC stable effect door leading into the rear garden, with additional side windows giving lots of natural light into the kitchen.

To the first floor, the landing giving access to all the rooms to this floor and a loft hatch with drop down ladder gives access into a boarded area for storage with lighting. The principal bedroom (3.71m x 3.51m) is a good sized double bedroom with fitted wardrobes and sliding doors, central heating radiator and a uPVC double glazed window to the front elevation giving far reaching countryside views. A second good sized bedroom (3.02m x 2.64m) with central heating radiator and uPVC window overlooks the rear garden. A well proportioned bathroom (2.13m x 1.8m) offers a three piece suite comprising of a corner bath with seat, pedestal wash hand basin and storage unit beneath and a low flush WC. With partial tiled walls, towel ladder style radiator and uPVC obscured glazed window. This room also offers an extractor fan.

General Note

The property offers a Solar Thermal Panel that assists in the generation of hot water.

Externally, to the front there is a two tier decking taking in the far reaching views with seating areas to admire the countryside. There is a smaller lawn garden with flowers and shrubs. At the rear there is an good sized enclosed garden with lawn and flower beds. Ideal for families with small children and pets. There is a timber shed for additional storage. On street parking.



Council tax band: B
 EPC rating: E
 Ground rent: N/A
 Service charge: N/A

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