

# Peter David

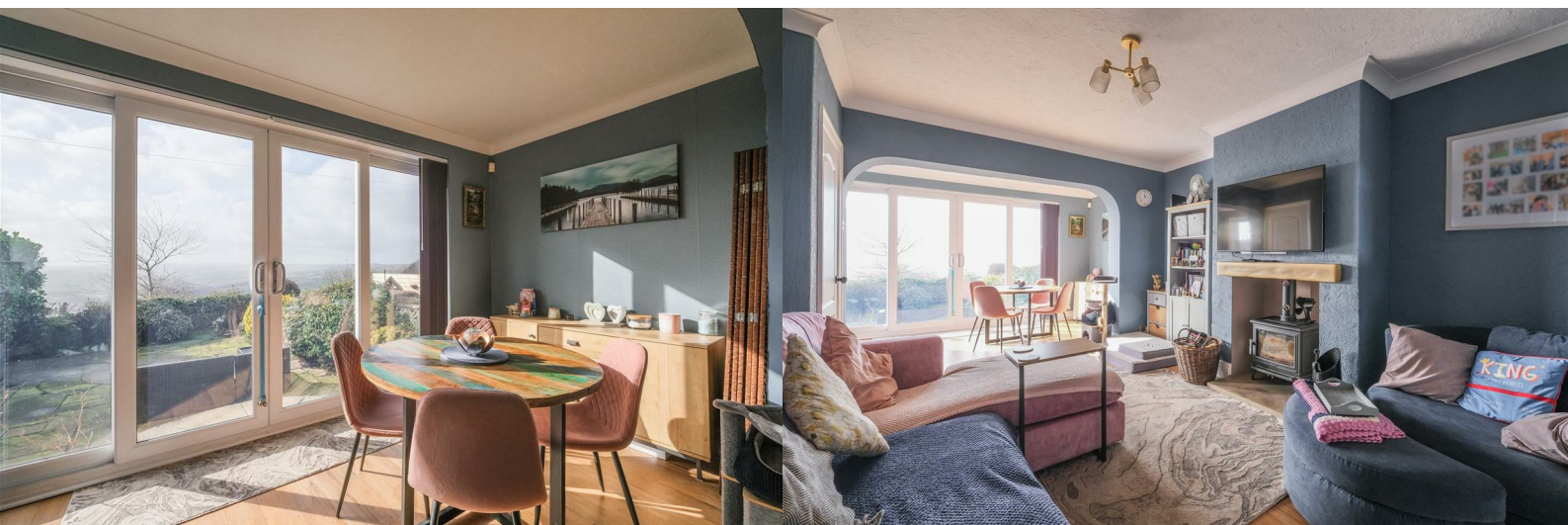
# Properties Ltd

Residential Sales and Lettings



**Roils Head Road, Norton Tower**

**£220,000**







Peter David is pleased to present this charming two-bedroom semi-detached house located on the picturesque Roils Head Road in Norton Tower. This delightful property is positioned at an elevated level, offering stunning views from the rear that are sure to impress. The master bedroom features a lovely balcony, perfect for enjoying the scenery and fresh air.

Inside, the home boasts a well-thought-out layout that includes an entrance porch and utility room, a functional kitchen, and an extended living room that provides ample space for relaxation and entertaining. Both bedrooms are generously sized doubles, ensuring comfort for residents. The family bathroom is conveniently located to serve the household.

The property is situated in the established residential area of Highroad Well, which is ideal for those who appreciate the beauty of the countryside, with numerous walking trails nearby. Additionally, it offers easy access to Halifax Town, where you can enjoy a variety of amenities and the rich history of this charming mill town.

Externally, the property is complemented by a garage, a front yard, and an enclosed patio garden at the rear, providing a private outdoor space for leisure and enjoyment. With parking available for one vehicle, this home is both practical and inviting.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a serene yet accessible location. Don't miss the chance to make this lovely property your new home.

- TWO BEDROOM
- SEMI DETACHED
- GARAGE
- BALCONY
- GARDEN
- PANORAMIC VIEWS
- EPC RATING - D
- COUNCIL TAX BAND - C

## Accommodation

### Entrance porch/ utility

9'4" x 4'11" (2.87 x 1.5)

### Kitchen

14'9" x 6'10" (4.5 x 2.1)

### Living room

14'9" x 23'2" (4.5 x 7.07)

### First floor

#### Bedroom one

11'10" x 12'3" (3.62 x 3.75)

#### Bedroom two

8'4" x 9'10" (2.55 x 3)

#### Bathroom

5'11" x 6'6" (1.82 x 2)

### Directions

Please use post code HX2 0NQ for sat nav directions.

### PLEASE NOTE

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







## A map snippet from Google Maps showing a red location pin. The pin is situated between the labels 'NORTON TOWER' and 'WARLEY TOWN'. To the right, a road is labeled 'Spring Hall'. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

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Front Ground

Ground floor plan showing the layout of the property. The plan includes a large Living room (4500 x 7075) with a fireplace and a bay window, a Kitchen (K) (4500 x 2100) with a bay window, a Utility room (2875 x 1500), a Garage (2500 x 6000), and a central hallway (C) with a staircase. The plan also shows a front entrance and a rear entrance.

**HX2 0NQ**

Internal - 90m<sup>2</sup>  
External - 104m<sup>2</sup>  
Overall - 17.07m x 14.55m

1st Floor

First floor plan showing the layout of the property. The plan includes two bedrooms (Bed 1: 3625 x 3750, Bed 2: 2550 x 3000), a Bath (1825 x 2000), a central hallway, and a Balcony. The plan also shows a front entrance and a rear entrance.

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Rating**

| 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 |         |           |

Current: 63% Potential: 83%

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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