



Roils Head Road, Halifax, HX2 0NJ



welcome to

Roils Head Road, Halifax

Situated in the popular residential location of Norton Tower is this two bedroom semi-detached property which is well presented throughout benefiting from front & rear gardens and a driveway which provides off street parking. Within close proximity to local amenities & public transport links.



Entrance Porch

Enter the property through a uPVC door into the entrance porch and then through a wood door into the entrance hall where there is carpeted flooring, a ceiling light point and central heating radiator. The entrance hall benefits from under stairs storage space.

Lounge

15' 10" x 11' 5" (4.83m x 3.48m)

Spacious lounge boasting UPVC sliding doors which lead into the rear garden. With a gas fire & fireplace, ceiling light point and two central heating radiators. The lounge itself has carpeted flooring.

Dining Room

11' 10" x 11' 5" (3.61m x 3.48m)

Dining room with wood French doors which lead into the lounge, a double glazed window to the front elevation and a ceiling light point. The dining room itself has carpeted flooring.

Kitchen

15' 2" x 8' 4" (4.62m x 2.54m)

A spacious fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap. There is a uPVC door to the side elevation, a double glazed window to the side and rear elevation, a central heating radiator and a strip light. With an induction hob & oven, tiled flooring and the house boiler is located in the kitchen.

W/C Room

Located on the ground floor, a w/c room with a back to wall w/c, wash hand basin and a central heating radiator. With a double glazed window to the side elevation, a ceiling light point and has tiled flooring.

First Floor Landing

With carpeted flooring, a double glazed window to the side elevation and a ceiling light point. Benefiting from storage space and the loft is also accessible from the first floor landing.

Bedroom One

14' 4" x 11' 4" (4.37m x 3.45m)

Double bedroom with a double glazed window to the rear elevation, ceiling light point and central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

9' 4" x 7' 9" (2.84m x 2.36m)

Double bedroom benefiting from fitted wardrobes with a ceiling light point, central heating radiator and double glazed window to the front elevation. The bedroom has carpeted flooring.

Shower Room

Shower room comprising of a low flush w/c, wash hand basin and a walk in shower. There is a double glazed window to the side elevation, a ceiling light point & a central heating towel rail. The shower room itself has vinyl flooring.



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welcome to

Roils Head Road, Halifax

- OFFERS OVER £180,000
- FRONT AND REAR GARDENS
- WELL PRESENTED THROUGHOUT
- GREAT FAMILY ACCOMMODATION
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114533 - 0003

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