



Rothwell Drive, HALIFAX HX1 2EZ

welcome to

Rothwell Drive, HALIFAX

OFFERS OVER £250,000

. A well-presented three-bedroom semi-detached home set in a quiet residential location. The property offers generous living space, a block-paved driveway, and a private rear garden, with good access to local schools, amenities, and commuter links.



Entrance Hall

The entrance hall comprises of engineered wood oak flooring.

ceiling light point, gas central heating radiator, wood door to the entrance.

Lounge

13' 11" x 12' 5" (4.24m x 3.78m)

The lounge comprises of carpet flooring, log burner, gas central heating radiator, ceiling light point, double glazed bay window to the front elevation.

Kitchen

17' 5" x 7' 5" (5.31m x 2.26m)

The kitchen comprises of engineered wood oak flooring.

ceiling light points, matching wall and base units with work top over, gas central heating radiator, induction hob, double oven. UPVC double glazed window to the rear elevation.

Conservatory

10' 10" x 9' 10" (3.30m x 3.00m)

The conservatory comprises of engineered wood oak flooring.

gas central heating radiator, French door to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

19' 1" x 14' 8" (5.82m x 4.47m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating exposed brick wall, under the eave storage, Velux windows.

Bedroom Two

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom two comprises of engineered wood oak

flooring.

ceiling light point, gas central heating radiator, double glazed bay window to the front elevation.

Bedroom Three

11' 4" x 9' 5" (3.45m x 2.87m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, wall lights, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled walls and flooring, gas central heated towel rail, ceiling spotlights, fitted vanity unit with wash hand basin, low level W/c, panelled bath with shower over, UPVC double glazed window to the rear and side elevation.

Room Four/ Office

The office comprises of carpet flooring, ceiling light point, gas central heating radiator, stairs leading to bedroom one, UPVC double glazed window to the front elevation.

Externally

Externally the property benefits from a block paved driveway to the front and to the rear there is a lawned garden with raised flower beds and a paved seating area.



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welcome to

Rothwell Drive, HALIFAX

- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- OFFERS OVER £250,000
- BLOCK PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING
- IDEAL FOR FAMILIES OR PROFESSIONALS
- EXCELLENT ACCESS TO LOCAL SCHOOLS, AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFH115240 - 0003

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01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk