



57 Roils Head Road, Halifax, HX2 0NJ

£190,000

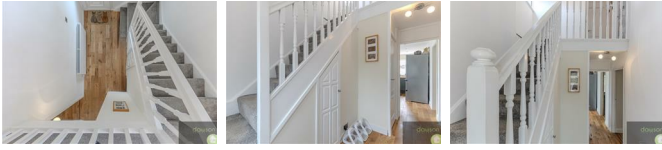
Offered FOR SALE with NO CHAIN is this THREE bedroom semi-detached property in the popular Norton Tower area of Halifax. Accommodation comprises; Entrance porch, hallway, lounge, dining kitchen, conservatory, cloaks/w.c. and double bedroom. To the first floor; landing, two double bedrooms and bathroom. Gardens front and rear. Off road parking and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch 2'5" x 8'6" (0.75 x 2.6)

Composite obscure double glazed door and Upvc double glazed windows to front. Tiled floor and worktop with space for dryer.

Entrance Hallway



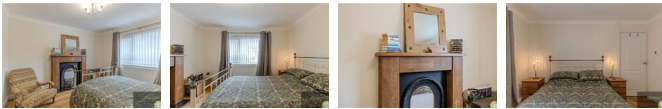
Upvc obscure double glazed door and window to front, oak floor and radiator. Understairs storage housing the fusebox, electric meter and gas meter. Staircase access to first floor and doors to bedroom one, dining kitchen and cloaks/w.c.;

Cloaks/w.c. 5'1" max x 5'2" max (1.55 max x 1.6 max)



Two piece suite comprising low flush w.c. and sink with vanity unit. Tiled floor, part tiled walls and Upvc obscure double glazed window to side. Stop tap.

Bedroom One 11'3" x 11'9" (3.45 x 3.6)



Double bedroom with oak floor, feature decorative fireplace, radiator, coving to ceiling and radiator. Telephone point.

Dining Kitchen 7'4" x 14'3" (2.25 x 4.35)



Having a range of wall and base units with solid oak worktop and solid oak and tiled splashbacks. 'Beko' electric oven and five ring gas hob with extractor hood above, ceramic one and a half sink and drainer, space for fridge/freezer, 'Beko' washing machine and 'Beko' dishwasher. Radiator, oak floor, spotlights and Upvc double glazed window to rear. Upvc double glazed window and Upvc obscure double glazed door with cat flap to side.

Lounge 11'5" x 15'3" (3.5 x 4.65)



Oak floor, radiator and coving to ceiling. Wall lights, electric fire with marble effect surround and decorative fireplace. T.v. aerial lead, usb socket and sliding Upvc double glazed patio doors and windows to rear.

Conservatory 9'4" x 9'8" (2.85 x 2.95)



Tiled floor, electric heater and t.v. point. Upvc double glazed windows and French doors.

First Floor

Landing



Upvc double glazed window to side, 'Hive' room stat, loft hatch and cupboard housing the wall mounted 'BAXI' combi boiler. Doors to bathroom and bedrooms;

Bedroom Two 9'6" to robes x 11'3" (2.9 to robes x 3.45)



Double bedroom with radiator, Upvc double glazed window to rear and fitted wardrobes with sliding mirrored doors having hanging rails and shelving.

Bedroom Three 7'10" x 11'5" (2.4 x 3.5)



Double bedroom with radiator, usb socket and Upvc double glazed window to front. Fitted wardrobe and cupboards.

Bathroom 8'0" max x 8'2" max (2.45 max x 2.5 max)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and mains shower. Tiled floor, fully tiled walls and radiator. Upvc obscure double glazed window to side, extractor fan and Upvc ceiling.

External



To the front is hardstanding for two cars and a pebbled garden. To the side is a driveway leading to the garage and to the rear is a patio and artificial lawn. Outside tap.

Garage



Detached garage with its own consumer unit. Having power and light. Up and over door.

Parking

Off road parking for two cars at the front of the house. Driveway to side.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

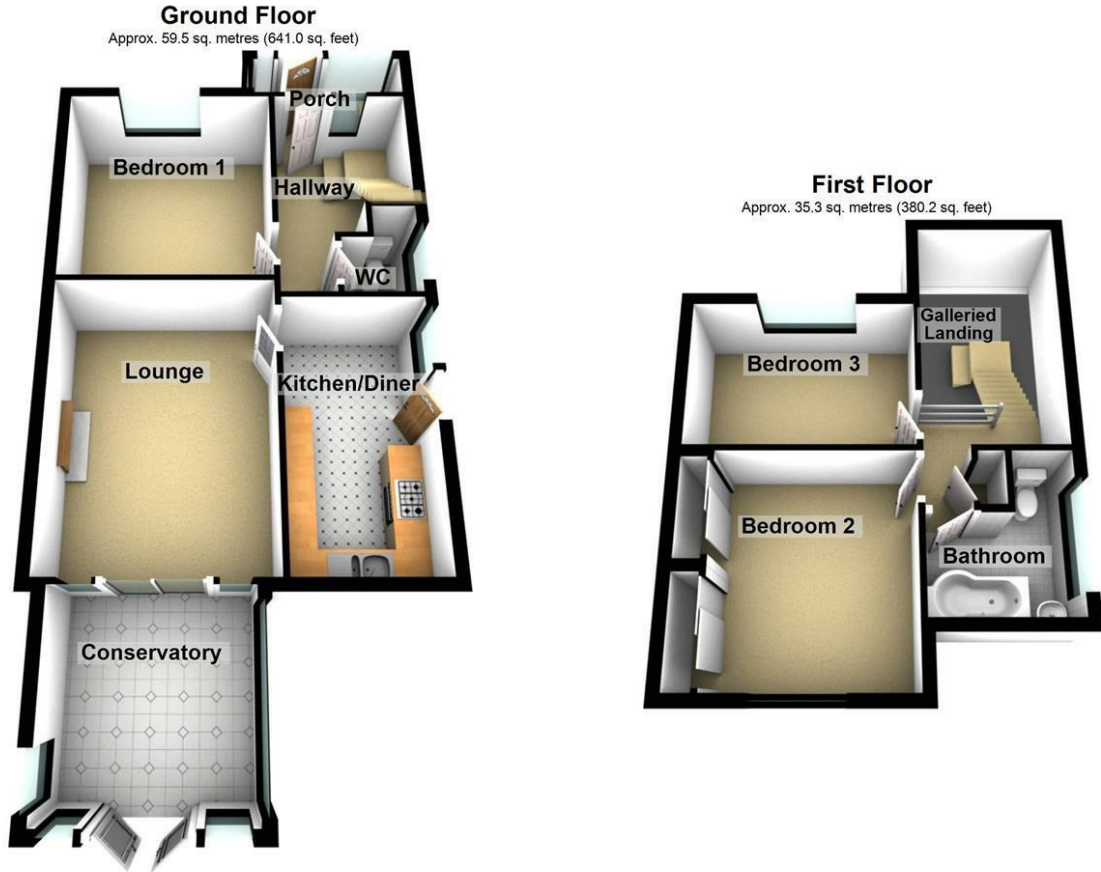
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

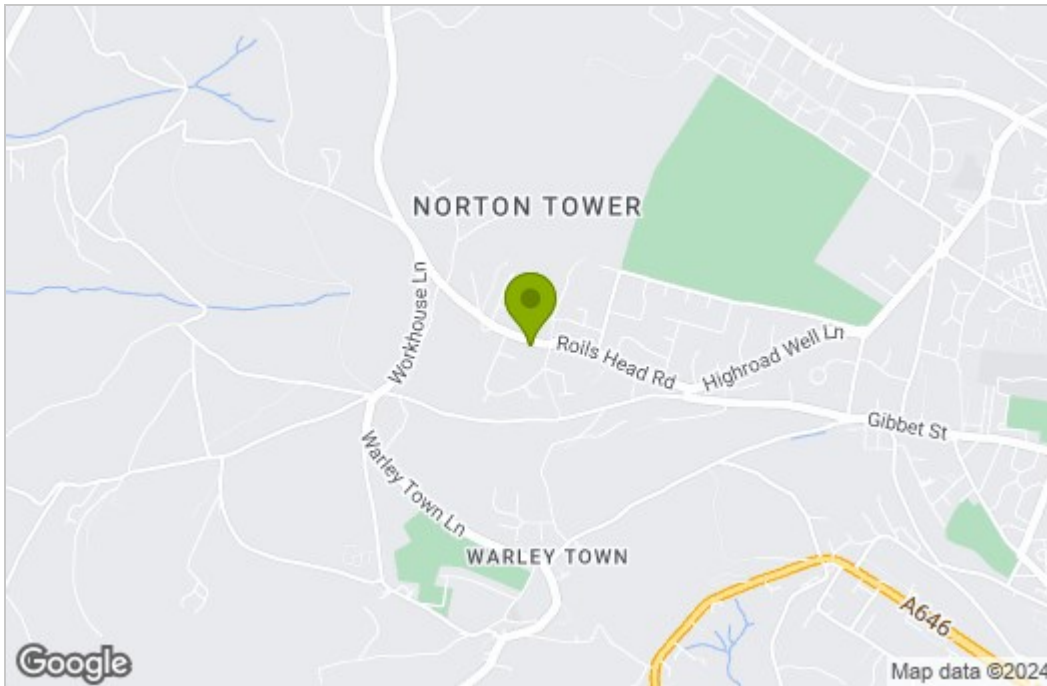
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

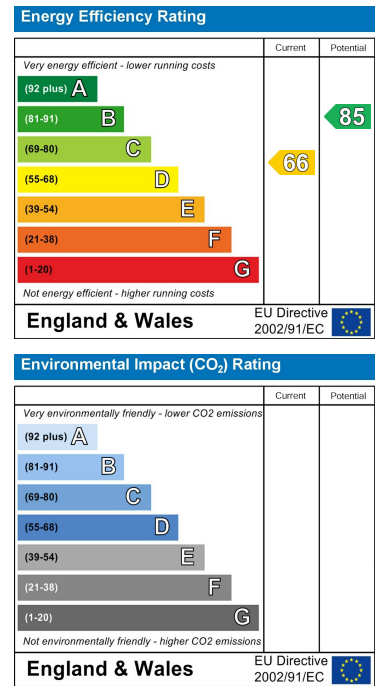


Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.