

Peter David

Properties Ltd

Residential Sales and Lettings

Roils Head Road, Halifax
Offers Over £110,000



Roils Head Road, Halifax

If you enjoy views from your living room then look no further. Peter David are delighted to bring to the market this 2 bedroom mid terrace property which sits in an elevated position above Roils Head Road. The views from the front of this property are breath taking.

Highroad Well is a well established residential area which provides easy access to the countryside if you enjoy walking, but also convenient access to Halifax Town and the facilities offered in this historic mill town. This property has the added benefit of a pleasant enclosed garden laid to lawn to the rear with a flagged patio.

In brief, the internal accommodation comprises of an entrance vestibule, living room, dining kitchen, two double bedrooms, house bathroom. Gas central heating and PVCu double glazing. To view, please contact the sales team 01422 366948 who will be happy to assist.

- SUPERB FAR REACHING VIEWS
- GARDEN LAID TO LAWN TO THE REAR
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WILL BE OF INTEREST TO A FIRST TIME BUYER OR SOMEONE UPSIZING

Accommodation

Entrance vestibule

Enter the front door with stairs then leading to the first floor or step through the door to the right into:

Lounge 11'10" x 11'5" (3.62 x 3.50)



A most attractive cast iron solid fuel stove set within the chimney breast with a timber lintel above. A bay window with double glazed window and window seat enjoys the far reaching views over the Pennine Hills beyond. Built in cupboard to one alcove. Central heating radiator.

Dining kitchen 14'10" x 9'4" (4.54 x 2.86)



With a range of matching wall and base units with a complementary work surface and tiled splash backs. Inset stainless steel one and a half bowl sink with a chrome mixer tap over. Fitted oven with a four ring gas hob. Space and plumbing for an automatic washing machine. Space for a tall fridge freezer. Ample room for a dining table and chairs. Central heating radiator. Double glazed window overlooks the garden to the rear. External access door to the garden.

First floor

Double bedroom 12'1" x 11'4" (3.70 x 3.46)



Double glazed window from where the far reaching views can be enjoyed. Central heating radiator.

Double bedroom 9'9" x 8'6" (2.99 x 2.61)



Double glazed window overlooking the garden.
Central heating radiator.

Family bathroom 6'9" x 5'11" (2.07 x 1.81)



A fully tiled bathroom with a three piece white suite comprising of a wash basin with pedestal, low flush wc and bath with mixer shower over and shower screen. Central heating radiator and frosted double glazed window.

External details



Steps lead up to the front of the property with a tiered garden to the front enjoying the far reaching views. To the rear you will find a pleasant garden laid to lawn with a flagged patio seating area. Parking is by way of on street.

Directions

Please use the postcode HX2 0LH 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.

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