



Roils Head Road, Halifax HX2 0NJ

welcome to

Roils Head Road, Halifax

This three-bedroom detached bungalow, located in the popular area of Norton Tower, is marketed with a guide price of £325,000–£350,000. The property is fully double-glazed and benefits from gas central heating throughout and is conveniently situated close to local transport links. Call now to book



Lounge

17' x 13' 11" (5.18m x 4.24m)

The lounge comprises of carpet flooring, wall lights, gas central heating radiator.

Kitchen

16' 11" x 13' 10" (5.16m x 4.22m)

The kitchen comprises of vinyl flooring, ceiling light points, gas central heating radiator, matching wall and base units with work top over, gas hob, double oven, UPVC door to the rear elevation, wood door to side.

Bedroom One

12' 2" x 11' 10" (3.71m x 3.61m)

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

Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light points, gas central heating radiator.

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, wash hand basin, UPVC double glazed window to the front elevation.

Bedroom Three /Study

11' 10" x 8' 10" (3.61m x 2.69m)

This room is being used as a study by the current vender. The room comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes.

Bathroom

The bathroom comprises of tiled floor and walls, fully fitted shower, fitted vanity unit with wash hand basin, low level W/c, UPVC double glazed window to the rear elevation.

W/C

The W/c comprises of tiled floors and walls pedestal wash basin, low level W/c, Double glazed window to the rear elevation.

Detached Garage

The garage has electric power points.

Externally

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

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Roils Head Road, Halifax

- ***GUIDE PRICE £325,000 - £350,000***
- THREE-BEDROOM DETACHED BUNGALOW
- NORTON TOWER LOCATION
- LARGE GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113030 - 0003

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