

VG ESTATE AGENT
Dedicated to selling your home...





38 ROIL'S HEAD ROAD

NORTON TOWER | HX2 0LH

This well-presented end terrace property stands in an elevated position and enjoys fabulous, far-reaching views from the front aspect across the valley.

Internally the accommodation briefly comprises a spacious sitting room, dining kitchen, three bedrooms and contemporary three-piece bathroom.

Externally there is a small garden to the front elevation and a large rear garden with stone-flagged patio and level lawn.

There is easy on-street parking.



GROUND FLOOR
Entrance Vestibule
Sitting Room
Dining Kitchen

FIRST FLOOR
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

COUNCIL TAX
C

EPC RATING
D

INTERNAL

The property is accessed via an entrance vestibule with stairs rising to the first floor.

The south-facing sitting room enjoys far-reaching views from the bay window and features an open fireplace with slate hearth and timber mantle that houses a multi-fuel stove.

The dining kitchen houses shaker-style units and is equipped with a slot-in electric oven with plumbing for a washing machine and under counter dishwasher as well as space for a fridge freezer. An external door gives access to the rear garden.

There are two double bedrooms and one single bedroom on the first floor complemented by a contemporary three-piece bathroom housing a bath with shower over, WC and wash basin mounted in a vanity unit.

EXTERNAL

Steps lead up to the front garden which has a level lawn affording delightful views, there is gated access to the rear garden that comprises an elevated stone-flagged patio, ideal for sunny barbecues, and a large level lawn bordered by mature hedges. There is easy on-street parking.

LOCATION

Roils Head Road is located in a popular residential area with lots of amenities close by including Pre-Schools, Primary and Secondary Schools.

There is a regular bus service from nearby, mainline railway stations in nearby Halifax and Sowerby Bridge, and the M62 is within 20 minutes' drive.

SERVICES

All mains services. UPVC double glazing. Gas central heating, boiler located in kitchen cupboard.

TENURE

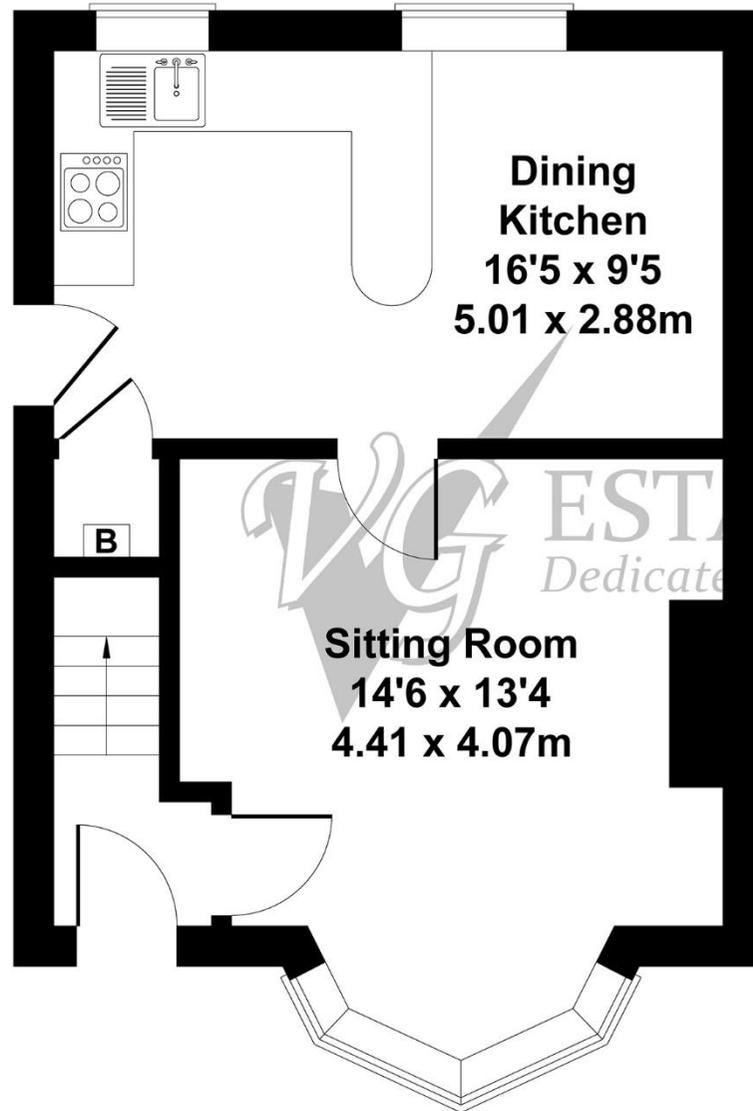
Freehold.

DIRECTIONS

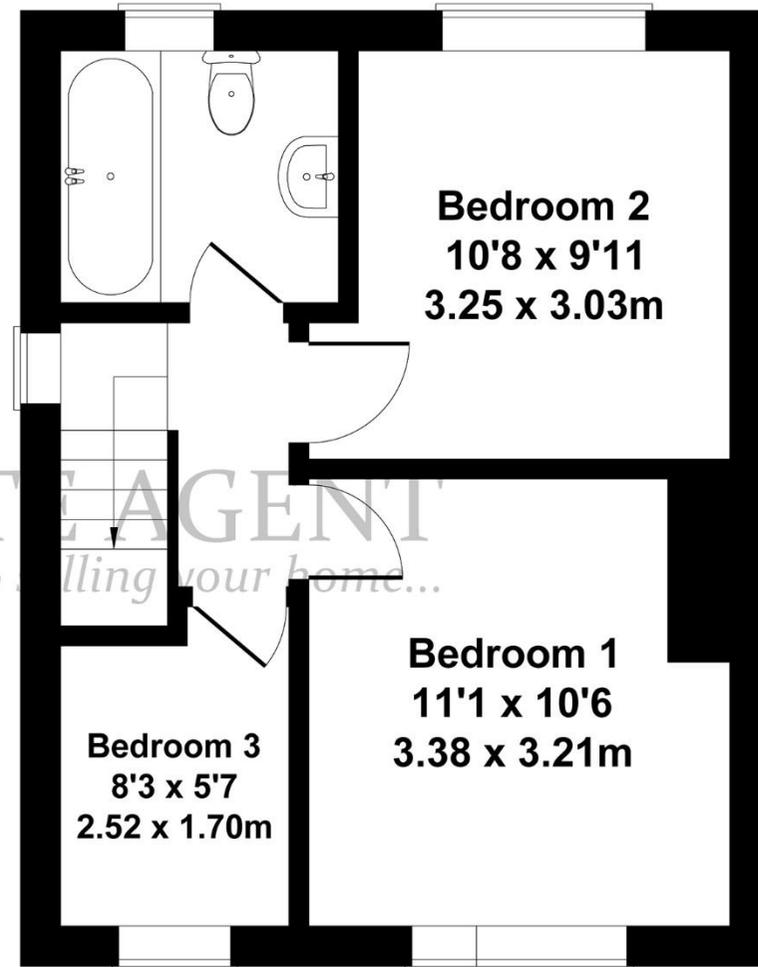
From Halifax main Orange Street roundabout / Burdock Way, proceed along the A58 (signposted Burnley / Sowerby Bridge) for approximately 1 mile until reaching King Cross. Continue through three sets of lights towards Hebden Bridge / A646. At the third set of lights position yourself in the right-hand lane and then at the fourth set of lights, filter right into Warley Road. Proceed up Warley Road until reaching the junction, then turn left into Gibbet Street. Continue past the right hand turn into Court Lane and 38 Roils Head Road can be found on the right hand side indicated by our For Sale board.



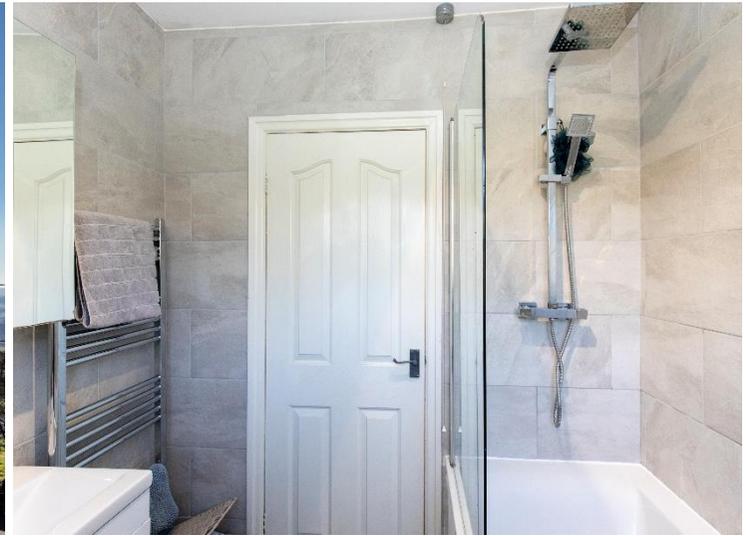
**Approximate Gross Internal Area
721 sq ft - 67 sq m**



GROUND FLOOR



FIRST FLOOR



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521045
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IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.