



5 Rothwell Drive, Halifax, HX1 2EZ

Offers Over £190,000

- : Desirable Location
- : Requires Modernising
- : Close To Outstanding Schools
- : Gas Central Heating
- : Easy Access to Halifax Town Centre
- : Family Home
- : Gardens To Front & Rear
- : Excellent Potential
- : uPVC Double Glazing To The Front
- : Realistically priced



## 5 Rothwell Drive, Halifax HX1 2EZ

Situated in this extremely convenient and popular residential location providing easy access to Halifax town centre and Savile Park, lies this three bedroomed semi-detached property providing family accommodation. Although the property requires modernising, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation this period residence provides. The property briefly comprises an entrance hall, two reception rooms, kitchen, cellar, three bedrooms, bathroom, separate toilet, gas central heating, partially uPVC double glazing, gardens to front and rear and a detached garage. The property provides excellent access to the local amenities of Savile Park and Well Head, including outstanding schools, as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is essential to fully appreciate the potential this property provides.



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Council Tax Band: C



### ENTRANCE HALL

Cornice to ceiling with matching delph rack, one radiator and a fitted carpet, side entrance door. From the Entrance Hall a door opens into the

### LOUNGE

13'8" into bay window x 12'7"

With circular bay window to the front elevation incorporating uPVC double glazed units, cornice to ceiling, one radiator with shelf above, one telephone point, one TV point and a fitted carpet.

From the Entrance Hall a door opens to the

### DINING ROOM

11'5" x 11'9"

With windows to the rear elevation with stained glass and leaded upper panels, one radiator and a fitted carpet.

From the Entrance Hall a door opens to the

### KITCHEN

7'2" x 8'5"

The kitchen does require modernising and presently has fitted cupboards, a single sink unit, cooker point and plumbing for a washing machine, window to the rear elevation, and houses the Vokkera boiler.

From the Entrance Hall a door opens to steps leading down to the

### KEEP CELLAR

Providing useful storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With leaded and stained glass window to the side elevation, and a fitted carpet. from the Landing a door opens to

### BEDROOM THREE

6'0" x 7'5"

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM ONE

14'2" x 12'7"

This double bedroom has a circular bay window to the front elevation with uPVC double glazed units, to one side of the chimney breast there is a built-in wardrobe with cupboard space above, one radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO

11'5" excluding wardrobes x 11'8"

This second double bedroom has a window to the rear elevation with leaded and stained glass panels, fitted wardrobes to one wall with cupboard space above, one radiator and a fitted carpet.

From the Landing a door opens to

### BATHROOM

The bathroom requires modernising and presently has a two piece suite in pink shade comprising pedestal wash basin and panelled bath. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, door to cylinder cupboard with cupboard above, one double radiator, leaded and stained glass window to the rear elevation and a fitted carpet.

From the Landing a door to the

### SEPARATE TOILET

With modern white low flush W/C, leaded and stained glass window to the side elevation.

### GENERAL

The property is constructed of brick and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing to the front of the property and gas central heating. The property is freehold and is in council tax band C

### EXTERNAL

To the front of the property there is a garden with path to the front entrance door. The path continues to the side and rear of the property. To the rear there is a further garden and a detached garage



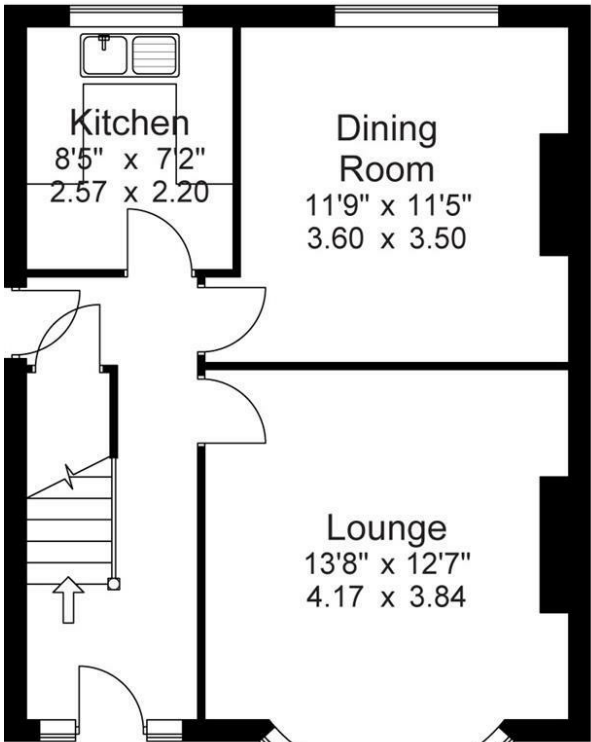
**Directions**  
 SAT NAV HX1 2EZ

**Viewings**  
 Viewings by arrangement only. Call 01422 349222 to make an appointment.

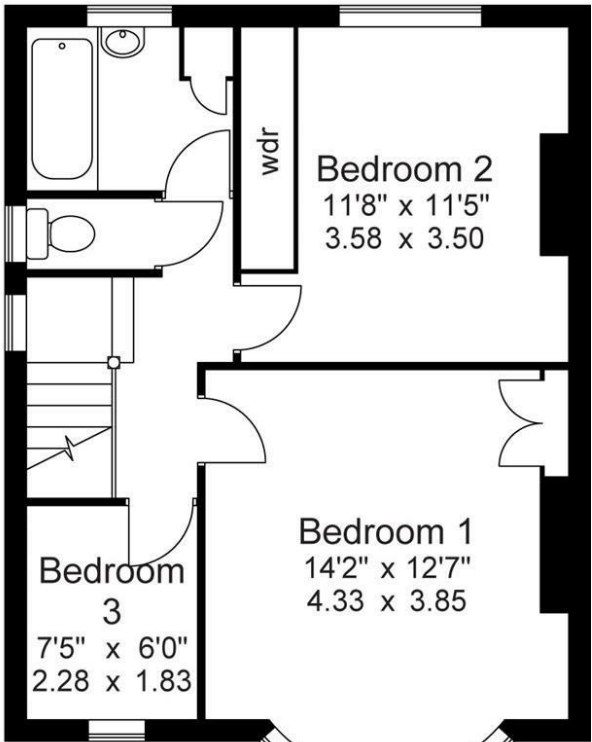
**EPC Rating:**  
 D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 942 Sq. Feet  
 = 87.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.