



18 Rothwell Drive, Halifax, HX1 2EZ

Offers Over £210,000

- : Highly Desirable Residential Location
- : Large Garden To The Rear
- : Basement Utility Cellar
- : Two Good Sized Bedrooms
- : Easy Access to Halifax Town Centre
- : Period Semi Detached Property
- : Modern Dining Kitchen
- : Detached Garage
- : Potential For Extension
- : Viewing Strongly Recommended

# 18 Rothwell Drive, Halifax HX1 2EZ

Situated in this highly desirable and extremely convenient residential location lies this brick-built period semi-detached residence, providing two bedroomed accommodation on a large corner plot providing the potential for extensions subject to obtaining the relevant planning permission.

An internal inspection is absolutely essential to fully appreciate the accommodation provided, which briefly comprises an entrance hall, lounge, open plan dining kitchen, basement cellar/utility room, two bedrooms, bathroom and separate VVC. The property also benefits from large gardens to the side and rear, a driveway leading to a detached garage, UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Savile Park, as well as easy access to Halifax town centre and 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, and as such an early appointment to view is strongly recommended.



Council Tax Band: C



### ENTRANCE HALL

UPVC double glazed front entrance door with UPVC double glazed windows above and to either side opens into the entrance hall with cornice to ceiling and matching picture rail, radiator with cover and fitted carpet.

From the entrance hall door to the

### LOUNGE

15'10" into bay x 12'3"

With circular bay window to the front elevation incorporating UPVC double glazed units. Feature cast iron fireplace to the chimney breast incorporating a coal-effect living flame gas fire on a matching hearth. Cornice to ceiling, one double radiator, fitted carpet and telephone point.

From the entrance hall door to

### OPEN PLAN DINING KITCHEN

18'6" max x 8'0"

### KITCHEN AREA

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer telescopic tap. Four-ring gas hob with stainless steel extractor canopy above and fan-assisted electric oven and grill beneath. Integrated dishwasher and integrated fridge. This modern kitchen has matching splashbacks with complementary colour scheme to the remaining walls, UPVC double glazed window to the rear elevation and a UPVC double glazed side entrance door.

From the kitchen through to the

### DINING AREA

With UPVC double glazed window to the rear elevation overlooking the large rear garden and one double radiator.

From the kitchen door opens to the cellar head with a staircase leading down to the

### BASEMENT CELLAR / UTILITY ROOM

14'8" x 7'9"

Accessed via staircase from the kitchen. With power and light, plumbing for an automatic washing machine and a UPVC double glazed door opening onto the block paved patio area and rear garden. The basement cellar houses the Ideal Logic central heating boiler together with a single drainer sink unit. Doorway to further keeping cellar.

From the entrance hall a spindled staircase with fitted carpet leads to the

### FIRST FLOOR LANDING

With cornice to ceiling, UPVC double glazed window to the side elevation and fitted carpet.

from the landing door to the

### SEPARATE WC

With modern white two-piece suite incorporating hand wash basin with mixer tap and low flush WC. The separate WC is extensively tiled with complementary colour scheme to the remaining walls together with matching tiled floor. Chrome heated towel radiator, access to loft space and UPVC double glazed window to the side elevation.

From the landing door to

### BEDROOM TWO

8'0" x 14'7" max narrowing to 12'3"

With UPVC double glazed window to the rear elevation overlooking the large rear garden. Built-in wardrobes and cupboards with drawers to one wall, cornice to ceiling with matching picture rail, one double radiator and fitted carpet.

From the landing door to

### BEDROOM ONE

15'10" x 12'3"

This spacious double bedroom has a circular bay window to the front elevation incorporating UPVC double glazed units. Built-in wardrobes to one side of the chimney breast with chest of drawers and dressing table to the remaining side. Cornice to ceiling, one double radiator and fitted carpet.

From the landing door to

### BATHROOM

With modern two-piece suite incorporating hand wash basin in vanity unit and panelled bath with mixer tap and shower unit. The bathroom is fully tiled and has a UPVC double glazed window to the front elevation together with matching tiled floor. Door to cylinder cupboard providing useful storage facilities.

### GENERAL

The property is constructed of brick, partially rendered and surmounted by a blue slate roof. It has the benefit of all main services including gas, water and electricity together with UPVC double glazing 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 small walled garden with path leading to the front entrance door. To the side there is a tarmac driveway leading to a detached garage with access suitable for a small car. To the rear of the property there is a large enclosed private garden with mature plants and trees together with a block paved patio area which can also be accessed directly from the basement cellar.



**Directions**

HX1 2EZ

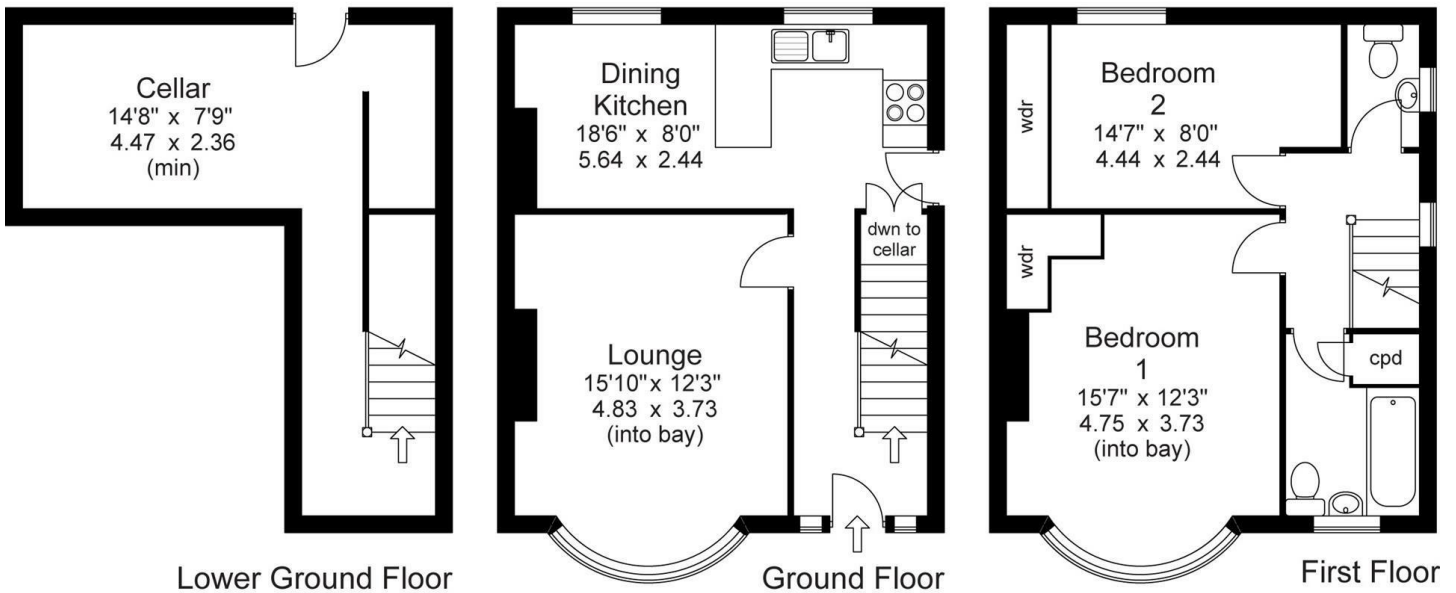
**Viewings**

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

**EPC Rating:**

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

Approx Gross Floor Area = 1075 Sq. Feet  
= 99.8 Sq. Metres



For illustrative purposes only. Not to scale.