



Oldham Road, Rishworth, HX6 4QU  
Offers Over £250,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Nestled in the desirable area of Rishworth, this substantial end-terrace house on Oldham Road presents an excellent opportunity for families and professionals alike. With four well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the spacious dining kitchen, which is ideal for family meals and gatherings. This area is designed to accommodate both cooking and dining, making it a practical choice for modern living.

The property also features a well-appointed bathroom, ensuring convenience for all residents. The sought-after location of Rishworth not only offers a charming community but also provides convenient access to the M62, making commuting to nearby towns and cities a breeze.

This home is perfect for those seeking a blend of comfort, space, and accessibility in a vibrant neighbourhood. Don't miss the chance to make this lovely property your own.



Entrance Hall

Enter the property and step into this spacious hallway providing access to the principal ground floor rooms. UPVC double glazed door to front elevation.

Lounge 14'1" x 14'10" (4.3012 x 4.535)

Stone fireplace with an inset solid fuel stove. Radiator. UPVC double glazed window.

Kitchen / Diner 13'1" x 11'8" (4.012 x 3.577)

With a range of wall and base units with complementary work surfaces and tiled splashbacks. Stainless steel sink with chrome mixer tap. Electric oven. Space for a tall fridge freezer. Radiator. Double glazed window.

Utility Room 4'8" x 10'10" (1.434 x 3.303)

Plumbing for an automatic washing machine and tumble dryer. Under stairs storage. Door leading to rear elevation.

First Floor Landing

Stairs leading from entrance hall.

Bedroom One 12'4" x 11'10" (3.769 x 3.630)

Radiator. UPVC double glazed window with views over the hillside opposite.

Bedroom Two 11'8" x 11'7" (3.573 x 3.545)

Radiator. UPVC double glazed window with views to the rear.

Bathroom 6'5" x 8'1" (1.978 x 2.481)

A fully tiled room with a three piece bathroom suite comprising of a sink with pedestal, bath and separate enclosed shower with chrome towel radiator.

Separate W/C 2'9" x 7'6" (0.843 x 2.3)

Low flush W.C. Boiler.

Second Floor Landing

Stairs leading from first floor landing.

Bedroom Three 17'8" x 15'2" (5.389 x 4.632)

Radiator. Velux window.

Bedroom Four 15'4" x 12'4" (4.674 x 3.772)

Radiator. Velux window.

Rear

Yard to rear with steps leading to an enclosed area with grass.

Council Tax Band

C

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: sprouting.classmate.wages

Disclaimer

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