



Rishworth Hall Close, Rishworth, HX6 4QP
£175,000

E&H Edkins Holmes
ESTATE AGENTS

Three-Bedroom Semi-Detached – Rishworth Hall Close, Rishworth

Offered to the market with no onward chain, this three-bedroom semi-detached home is located in a sought-after cul-de-sac in the heart of Rishworth. In need of a programme of renovation and modernisation, the property offers an exciting opportunity for homebuyers wanting to create their ideal home, as well as investors seeking a project with strong resale or rental potential.

The accommodation includes an entrance hall leading to a spacious through lounge/diner with French doors opening onto the rear garden, and a kitchen positioned at the rear offering scope for reconfiguration to suit modern living.

Upstairs, there are two double bedrooms and a single bedroom, together with a wetroom.

Outside, the property features a low-maintenance rear garden with paved seating area, while the front offers a driveway with an access ramp for convenience.

Close to local amenities, well-regarded schools, and excellent transport links, this property combines a great location with outstanding potential – ideal for both owner-occupiers and investors.



Entrance Hall
Radiator. Composite door to front elevation.

Lounge / Diner 21'6" x 12'7" narrowing to 9'8" (6.571 x 3.853 narrowing to 2.967)
Two radiators. UPVC double glazed French doors. UPVC double glazed window to front elevation.

Kitchen 11'2" x 8'9" (3.410 x 2.682)
Fitted kitchen with wall and base units. Electric cooker point. Boiler. Radiator. UPVC double glazed window to rear elevation. Composite door to side elevation.

Landing
Stairs leading from entrance hall. Loft access. UPVC double glazed window to side elevation.

Bedroom One 12'1" x 10'1" (3.689 x 3.086)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'1" x 11'3" (2.789 x 3.443)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'10" max x 8'8" max (2.409 max x 2.663 max)
Cupboard. Radiator. UPVC double glazed window to front elevation.

Wet Room
Wash hand basin. Low flush W.C. Shower. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

Parking
Driveway parking for one car.

Rear Garden
Enclosed patio garden with shed.

Council Tax Band
B

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:
refusals.melon.between

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