

# MARSH & MARSH PROPERTIES

78 Rochdale Road, Greetland, Halifax, HX4 8HE

£275,000



**\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES OR PROFESSIONAL COUPLES\*\*** A characterful and well-presented THREE BEDROOM semi-detached home located in the ever popular area of Greetland. Ideally situated close to local amenities and highly regarded schools, as well as quick and easy access to the M62 corridor for those who commute. On the ground floor, there is a lounge, a modern dining kitchen with access to the basement, a rear entrance/utility area, a convenient cloakroom, and an inner hall where the stairs rise to the first floor. Upstairs, the landing leads to two double bedrooms, a well-proportioned single bedroom, and a stylish house bathroom fitted with a luxurious four-piece suite. Externally, the property benefits from a driveway with parking for multiple vehicles, a detached garage, and a beautifully arranged garden with patio and lawn areas spread across different levels. An internal inspection is strongly advised to genuinely appreciate the charm and comfort this home has to offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)



### LIVING ROOM 4.7 x 4.1m (15'3 x 13'3)



A charming and characterful lounge featuring decorative wall panelling, an exposed stone Inglenook fireplace with potential to install a multifuel stove, and exposed wooden ceiling beams. The room is finished with wood effect laminate flooring, a radiator, UPVC front door, and UPVC windows allowing for ample of natural light.

### KITCHEN 4.7 x 4.4m (15'3 x 14'5)



A spacious and modern kitchen fitted with a range of wall and base units, including a one-and-a-half bowl sink with chrome mixer tap and splashback tiles. The central kitchen island houses a built-in double oven, induction hob, and extractor fan. Integrated appliances include a dishwasher and a

tall fridge freezer. Additional features include an exposed stone chimney breast with inset lighting, wood effect laminate flooring, radiator, and UPVC windows. There is also access to the basement.





## UTILITY



A practical utility space with fitted wall units and a worktop, space for a dryer, a storage cupboard, and a UPVC stable door providing access to the rear garden.

## CLOAKROOM



A ground floor cloakroom comprising a low flush toilet and a hand wash basin. A tiled floor, chrome towel radiator, wall panelling, and a UPVC window complete this room.

## INNER HALL

Continuing the same wood effect laminate flooring from the lounge, the inner hall features decorative wall panelling, a radiator, and a UPVC window.

## BASEMENT 2.8 x 5.3m (9'0 x 17'4)

A useful basement space with power, lighting, space and plumbing for a washing machine and dryer. This space also houses the combination boiler.

## LANDING

The landing includes decorative wall panelling, a characterful UPVC arched window, and a built-in

storage cupboard.

## BEDROOM ONE 4.7 x 4.1m (15'3 x 13'3)



A generous double bedroom featuring fitted wardrobes for ample storage. Decorative wall panelling, a feature fireplace, and a window bench add character. There is also a radiator, a UPVC window, and loft access.

## BEDROOM TWO 3.3 x 3.0m (10'9 x 10'0)

A well-proportioned double bedroom with a radiator and a UPVC window.

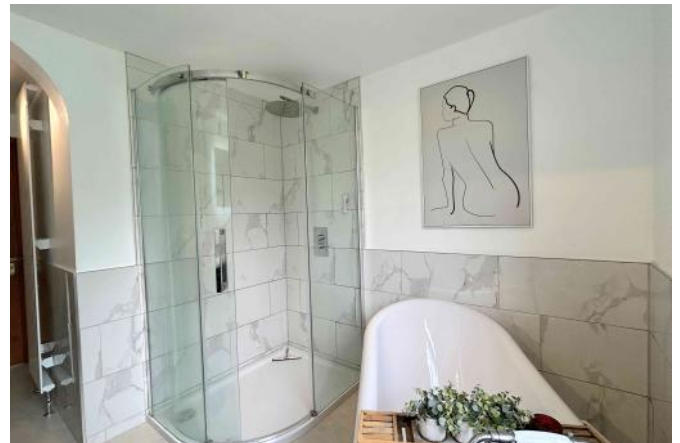


**BEDROOM THREE 3.7 x 2.3m (12'1 x 7'6)**



A spacious single bedroom with a large UPVC window, radiator, and loft access.

## BATHROOM



A modern and stylish bathroom comprising a freestanding bathtub with a handheld shower, a large tiled walk-in shower cubicle with rainfall power shower, low flush toilet, and a vanity sink unit. Finished with partially tiled walls, a modern tall radiator, and a UPVC window.

## EXTERNAL

To the side of the property is a driveway with space for multiple vehicles and access to a detached garage. The rear offers a multilevel garden with both lawn and patio areas, perfect for outdoor entertaining.





### **GARAGE 2.5 x 4.8m (8'0 x 15'7)**

A detached garage with an up and over door and a window, providing secure storage or workshop potential.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and

do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



## 78 Rochdale Road, Greetland, HX4 8HE



First Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 123 sq. m / 1322 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh & Marsh Properties

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk