

19 Rochdale Road, Greetland, Halifax, HX4 8AH

PCM £950 PCM

- : Desirable & Convenient Location
- : Lounge With Beams & Inglenook Fireplace
- : 2 Bedrooms
- : Gardens To Front & Rear
- : Bond !050
- : Attractive Unfurnished Accommodation
- : Modern Kitchen Area
- : Modern bathroom
- : No Pets, No Smokers
- : Viewing Essential

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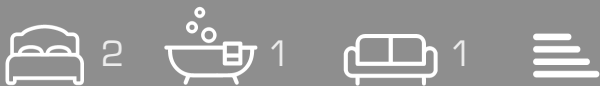
Situated in this extremely popular and convenient residential location lies this recently renovated two bedroom stone-built cottage residence, providing extremely attractive, unfurnished rented accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which has a wealth of quality fixtures and fittings.

The property briefly comprises an open-plan lounge with kitchen area featuring an Inglenook-style fireplace, beamed ceiling, and exposed stonework. There is a modern fitted kitchen, two bedrooms, modern bathroom, gardens to both the front and rear, UPVC double glazing, and gas central heating.

The property is situated in this extremely convenient residential location, providing excellent access to the local communities of Greetland and Elland, as well as easy access to the M62 motorway network and the Trans Pennine road and rail network, linking the business centres of Manchester and Leeds.

An internal inspection is absolutely essential to fully appreciate the attractive accommodation this delightful property provides.



Council Tax Band: A



LOUNGE / KITCHEN AREA

18'11" max x 14'7" (including kitchen)

The charm and character of this room is enhanced by the feature Inglenook fireplace with log burning stove, beamed ceiling, and exposed stonework. The open-plan layout allows for a spacious and welcoming living environment.

MODERN FITTED KITCHEN

Integrated into the lounge area, the kitchen offers modern fittings and finishes, in keeping with the traditional aesthetic of the cottage. Well-designed for both functionality and style. It has a range of modern wall and base units with matching work surfaces with a stainless steel single drainer one and a half bowl sink unit with a mixer tap, halogen hob, electric oven and grill, and plumbing for an automatic washing machine. Rear entrance door and uPVC double glazed window to the rear elevation.

From the kitchen door opens to stairs leading down to the

CELLAR

Providing excellent storage facilities

From the lounge stairs with fitted carpet leads to the

LANDING

With fitted carpet.

From the landing door to

BEDROOM ONE

14'10" x 8'9"

Spacious double bedroom with uPVC double glazed window to the front elevation, one radiator, and a fitted carpet

BEDROOM TWO

8'6" x 7'1"

Single bedroom with one radiator and fitted carpet.

from the landing door opens to the

BATHROOM

A modern bathroom suite, finished to a high standard, including contemporary fittings and complementing tiles. There is a modern three piece suite incorporating hand wash basin in vanity unit, low flush wc and a panelled bath with shower. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the rear elevation.

GENERAL

The property is constructed of stone and has the benefit of all mains services gas, water, electric, with the benefit of uPVC double glazing and gas central heating. The property is in Council Tax Band A

EXTERNAL

The property benefits from gardens to both the front and rear, offering outdoor space ideal for relaxing or entertaining.



Directions

SAT NAV HX4 8AH

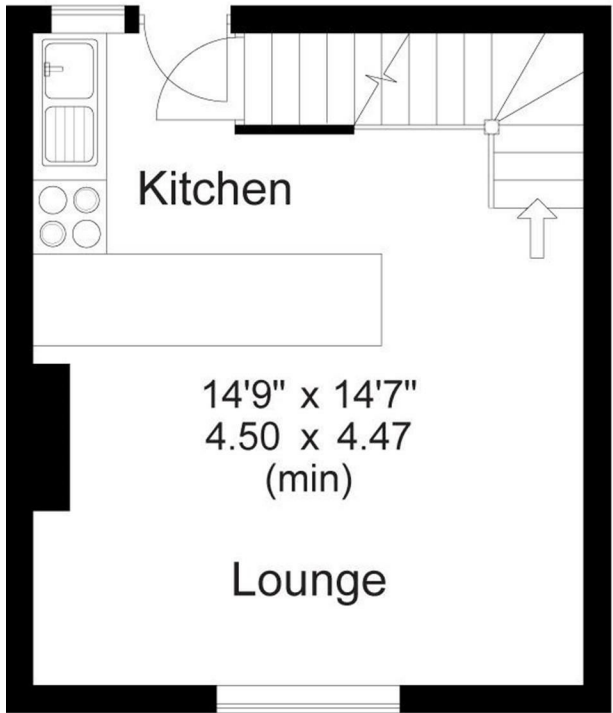
Viewings

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

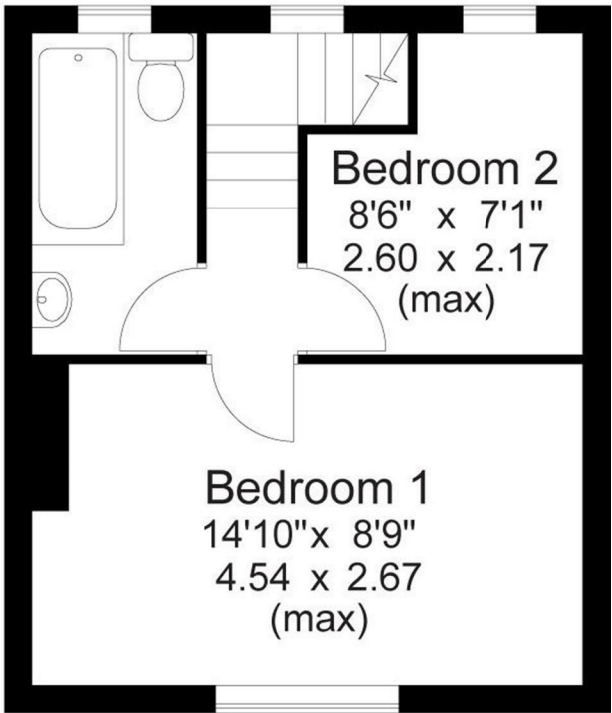
EPC Rating:

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

= 49.5 Sq. Metres



Ground Floor



First Floor