



Rochdale Road, Halifax, HX4 8JE
Per Month £800 Per Month

E&H Holmes
ESTATE AGENTS

Edkins & Holmes are delighted to present this modern terraced property to Let. Comprising open plan living, cellar, 2 bedrooms and bathroom.

Upon entry is an entrance hall, before entering the living room which benefits from a multi-fuel stove fireplace. Straight ahead is the kitchen, it has a modern finish and comprises a oven, hob and plumbing for washing machine and adequate cupboard space for storage. Two rear facing windows provide far reaching views. From the kitchen you can access a small cellar which can be used for general storage. On the first floor there are two bedrooms to the front and rear, with bedroom two benefiting from far reaching views over the valley. There is a house bathroom, with hand wash basin and bath with shower over head and separate WC room.



Entrance Hall

Lounge 11'3" x 12'2" (3.453 x 3.729)

Included in the let is the sofa, and table & chairs.

Kitchen 15'7" x 4'11" (4.762 x 1.523)

White goods are not included.

First Floor

Bedroom One 11'2" x 9'8" (3.412 x 2.951)

With the benefit of chest of drawers & bedside table

Bedroom Two 9'3" x 6'5" (2.830 x 1.962)

With Freestanding Wardrobe

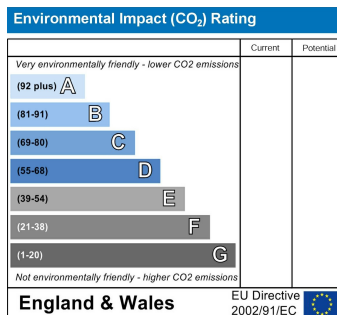
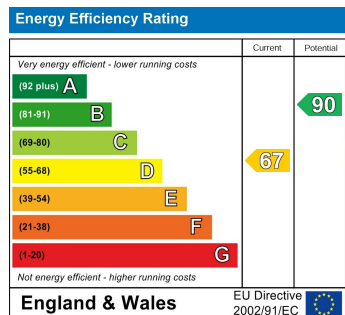
Bathroom

W/C

Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1

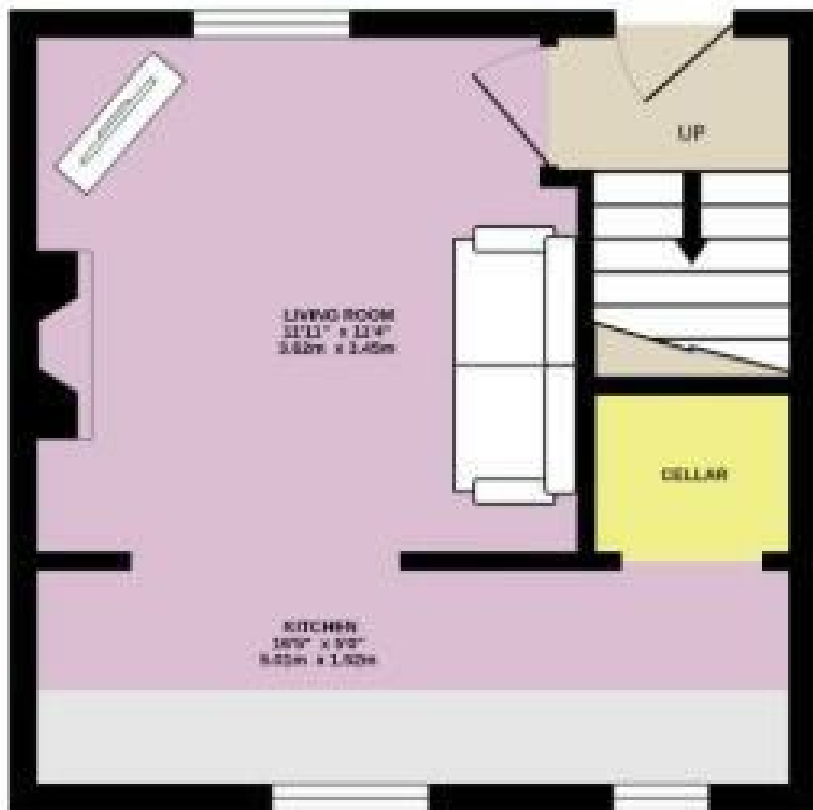
Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.







GROUND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.8 sq.m.) approx.

