Chapters



176 ROCHDALE ROAD
HALIFAX

£240,000
FREEHOLD

Nestled in the desirable area of Rochdale Road, Halifax, this charming four bedroom stone built terraced house presents an excellent opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The separate dining room is perfect for family meals or entertaining, providing a warm atmosphere. The four well proportioned bedrooms offer flexibility for families or those needing extra space for guests or a home office. The property features a single bathroom, catering to the needs of a busy household. One of the standout features of this home is the off road parking available for vehicles at the rear, a valuable asset in this sought after location. While the property is in need of modernization, it presents a fantastic opportunity for buyers to put their own stamp on it and enhance its charm and character. This house is not just a property; it is a canvas waiting for your personal touch. With its prime location and potential for improvement, it is an ideal choice for families or investors looking to make a wise investment in Halifax. Don't miss the chance to view this property and envision the possibilities it holds.





• FOUR BEDROOM STONE BUILT TERRACED PROPERTY • IN NEED OF MODERNIZATION • DESIRABLE AREA

Entrance

Entering through a Upvc door with feature stained glass double glazed panels into the entrance hallway. Stairs to the first floor landing and doors leading to:

Living Room

Spacious living room with double glazed bay window to the front of the property, gas fire with feature surround and radiator.

Dining Room

Good sized dining room with double glazed window to the rear of the property, gas fire with feature surround and radiator.

Kitchen

Matching wall and base units with tiled splash backs and integrated appliances such as, induction hob, oven and under counter fridge. Stainless steel sink with draining board, Upvc door and double glazed window to the rear of the property, inset spotlighting, radiator and doors leading to:

Cellar

Large storage cellar with power and lighting, plumbing for a washing machine, space for a tumble dryer and fridge freezer. Double glazed window to the rear of the property.

First Floor landing

With stairs leading to the second floor and doors to:

Bedroom One

Double bedroom with double glazed window to the front of the property, space for free standing furniture and radiator.

Bedroom Two

Double bedroom with built in wardrobes and drawers, double glazed window to the rear of the property, space for free standing furniture and radiator.

Bedroom Three

Single bedroom with double glazed window to the front of the property and radiator.

Bathroom

Four piece bathroom suite including, bath, shower cubicle, wash basin and WC. Frosted double glazed window to the rear of the property, inset spotlighting and radiator.

Second Floor





• CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • OFF ROAD PARKING • SEPERATE DINING ROOM • LARGE STORAGE CELLAR • NO ONWARD CHAIN

Bedroom Four

Double bedroom with built in storage cupboards and under eaves storage, Velux window and radiator.

External

To the front of the property there is on street parking with gated access and stairs leading to a small lawned garden and mature shrubs. To the rear of the property there a large flagged area providing off road parking and an outdoor tap.









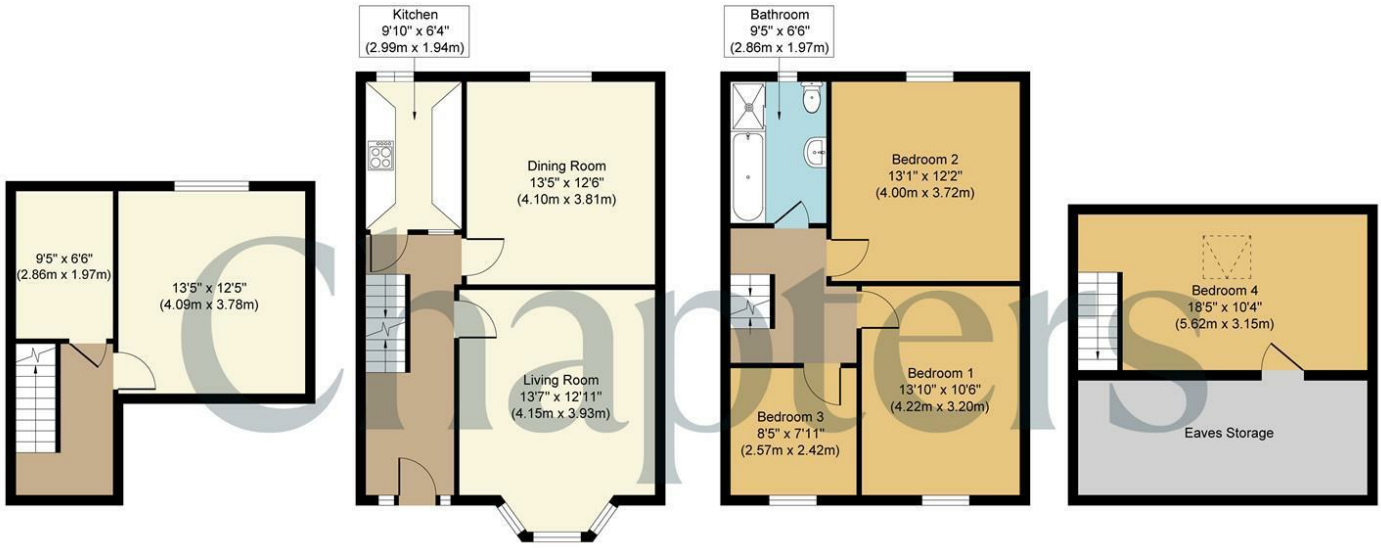




Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band C	**Tenure**	-	Freehold
Viewings	-	By Appointment			

Only



Cellar
Approximate Floor Area
301 sq. ft
(27.96 sq. m)

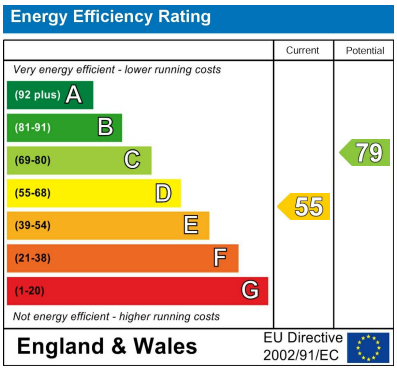
Ground Floor
Approximate Floor Area
540 sq. ft
(50.14 sq. m)

First Floor
Approximate Floor Area
526 sq. ft
(48.84 sq. m)

Second Floor
Approximate Floor Area
198 sq. ft
(18.42 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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