

Rochdale Road, Halifax, HX4 8HR

£260,000

Edkins & Holmes
ESTATE AGENTS

A well-proportioned three-bedroom semi-detached home, offering generous living accommodation, attractive gardens and the added benefit of off-road parking, situated in the popular residential area of Greetland.

The accommodation opens into a welcoming entrance hall, leading through to a comfortable lounge and a spacious dining kitchen with ample room for both everyday living and entertaining. A useful side entrance vestibule provides additional practicality and includes plumbing for a washing machine.

To the first floor are two generously sized double bedrooms, a further single bedroom and a family bathroom, creating a versatile layout ideally suited to couples, growing families or those requiring a home office.

Outside, the property enjoys lawned gardens to both the front and rear, providing pleasant outdoor space, while driveway parking to the rear adds further convenience.

Presented in a generally good condition, this appealing home offers an excellent opportunity for a purchaser looking to settle in Greetland and add their own personal touches over time.







Entrance Hall
Radiator. Original stained glass wooden door to front elevation.

Lounge 15'4" into bay x 12'9" (4.699 into bay x 3.906)
Coal effect, living flame gas fire. Radiator. UPVC double glazed Bay window to front elevation.

Dining Kitchen 10'5" x 8'1" (3.193 x 2.484)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Gas cooker point. Cooker hood. Radiator. Two UPVC double glazed windows to rear elevation.

Side Entrance Porch
Plumbing for washing machine. Wooden door to side elevation.

Landing
Stairs from Entrance Hall. Loft access. UPVC double glazed window to side elevation.

Bedroom One 12'8" x 10'2" (3.862 x 3.120)
Fitted wardrobes. Radiator. UPVC double glazed window with shutters.

Bedroom Two 10'6" x 10'4" (3.202 x 3.157)
Radiator. UPVC double glazed window with shutters.

Bedroom Three 5'7" x 9'1" (1.706 x 2.776)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Towel rail. Extractor fan. UPVC double glazed window to rear elevation.

Parking
Driveway parking for one car.

Front Garden
Lawn garden.

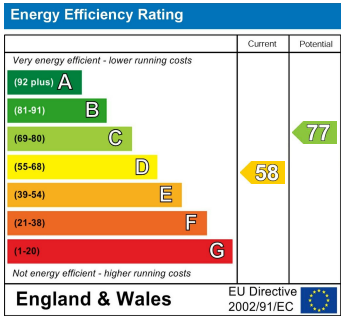
Rear Garden
Storage cupboard housing boiler. Lawn and patio garden with shed.

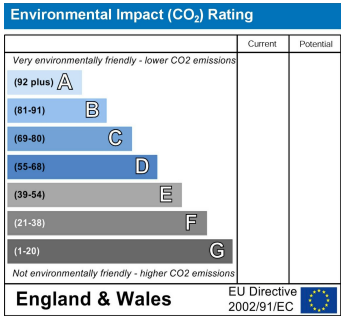
Council Tax Band
C

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.

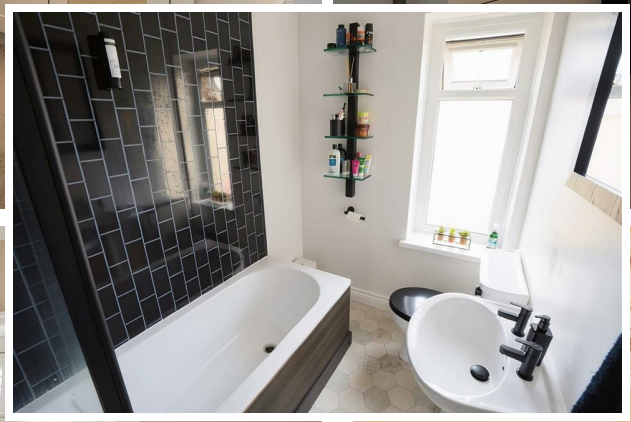
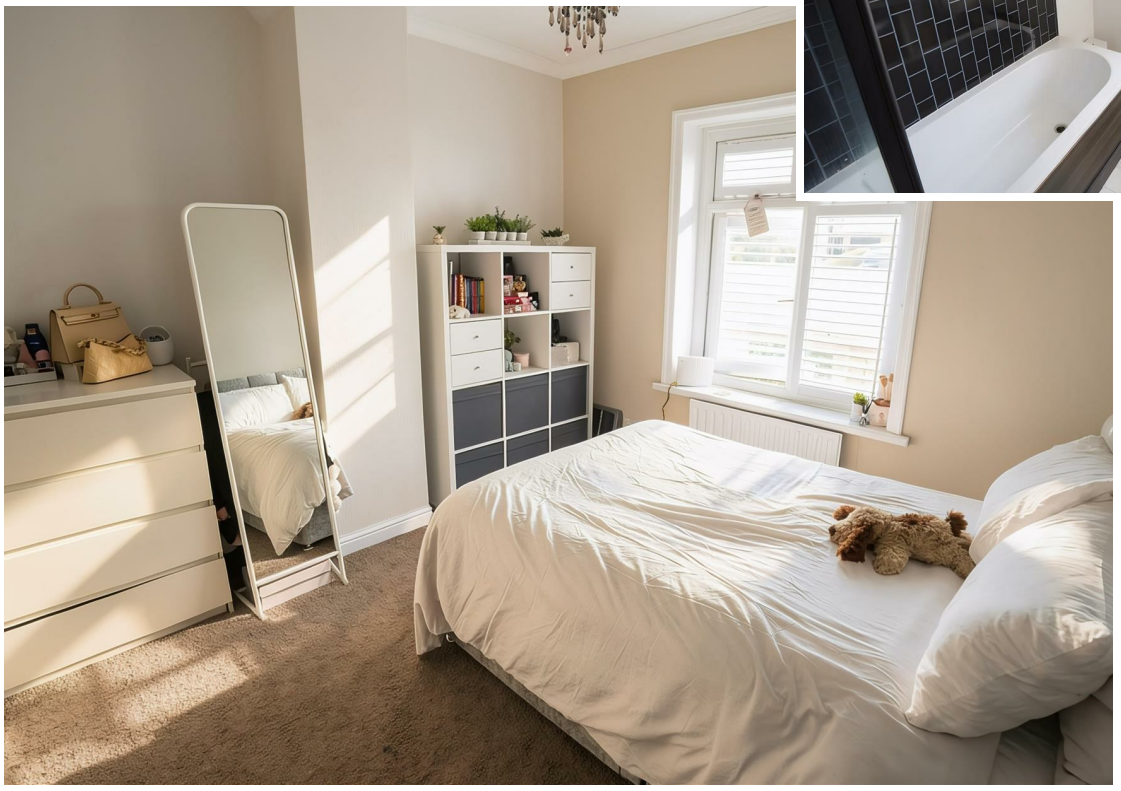
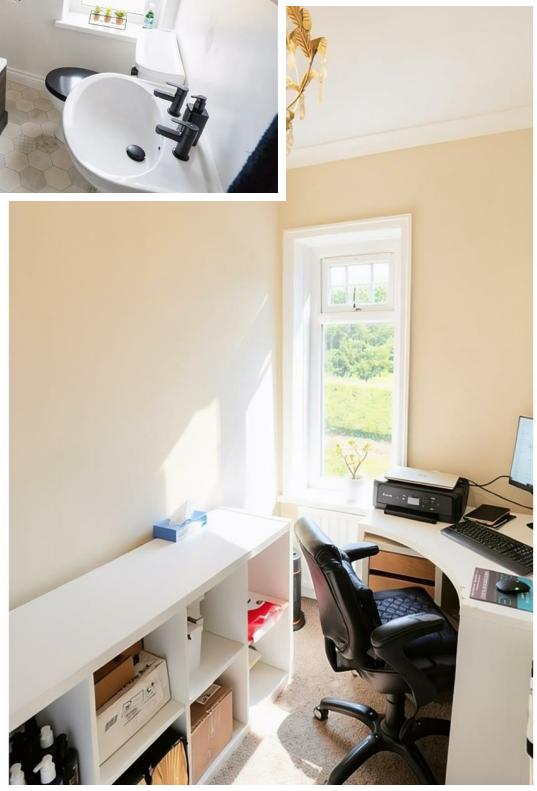
The three words designated to this property is:
racks.salads.soup

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We are not a member of a client money protection scheme.










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