



Rochdale Road, Elland, HX4 8JE
£165,000

E&H Holmes
ESTATE AGENTS

A newly renovated two-bedroom stone terrace in Greetland, positioned to take full advantage of its elevated setting and open valley views. The property has been carefully reworked to create a home that is both immediate in its usability and considered in its presentation.

Inside, the layout is simple and effective. A bright living room sits to the front, defined by natural light and balanced proportions, while the kitchen to the rear prioritises function, storage, and its connection to the landscape beyond. Upstairs, two bedrooms and a newly installed bathroom continue a clean, restrained design approach.

A lower ground utility space adds practical support, and externally the property offers on-street parking and a small seating area that makes the most of the views.

Set within one of Greetland's most established locations, the house benefits from strong local amenities, well-regarded schools, and immediate access to surrounding countryside. A straightforward, well-resolved home, ready to occupy.



Entrance Porch
UPVC double glazed door to front elevation. Radiator.

Lounge 10'11" x 14'9" (3.352 x 4.512)
Open to kitchen. Radiator. UPVC double glazed window to front elevation.

Kitchen 4'10" x 17'2" (1.495 x 5.251)
Fitted kitchen with wall and base units. Composite one bowl sink. Electric oven. Electric hob. Integrated Fridge and Freezer. Plumbing for washing machine. Door to cellar. Two UPVC double glazed windows to rear elevation.

Cellar 3'7" x 10'5" (1.099 x 3.188)
Base units. Sockets.

Landing
Stairs from entrance hall. UPVC double glazed window to rear elevation.

Bedroom One 10'8" x 11'3" (3.257 x 3.444)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'11" x 6'6" (3.041 x 1.999)
Into recess. Built in cupboard. Radiator. Double glazed window to front elevation.

Bathroom
Bath with mixer taps. Shower. Wash hand basin. Extractor fan. W.C. Towel radiator. UPVC double glazed window to rear elevation.

Council Tax
A

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
///send.take.ballots

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







