

Peter David

Properties Ltd

Residential Sales and Lettings



Rochdale Road,

Offers In The Region Of £149,950



104 Rochdale Road , Halifax, HX2 7HB



In need of modernisation is this THREE BEDROOM SEMI DETACHED RESIDENCE which enjoys elevated views towards Norland. With gardens to the front and rear, this property will make a wonderful family home being close to Halifax centre and Sowerby Bridge and all the amenities offered are just down the road.

The accommodation is set over two floor levels and enjoys partial gas central heating and double glazing. Parking is by way of on street parking.

We expect this home to be of interest to a growing family or a potential developer. Either way, the property offers plenty of scope to create a modern home with ample living space and the convenience of both Halifax and Sowerby Bridge nearby.

The accommodation comprises:

Accommodation

Entrance hallway

Living room

11'11" x 13'11" (3.65 x 4.25)

Dining room

13'2" x 13'11" (4.02 x 4.25)

Kitchen

9'2" x 5'6" (2.80 x 1.70)

First floor

Landing area

Bedroom

12'1" x 14'1" (3.70 x 4.30)

Bedroom

12'1" x 10'6" (3.70 x 3.22)

Bedroom

9'10" x 6'6" (3.00 x 2.00)

Family bathroom

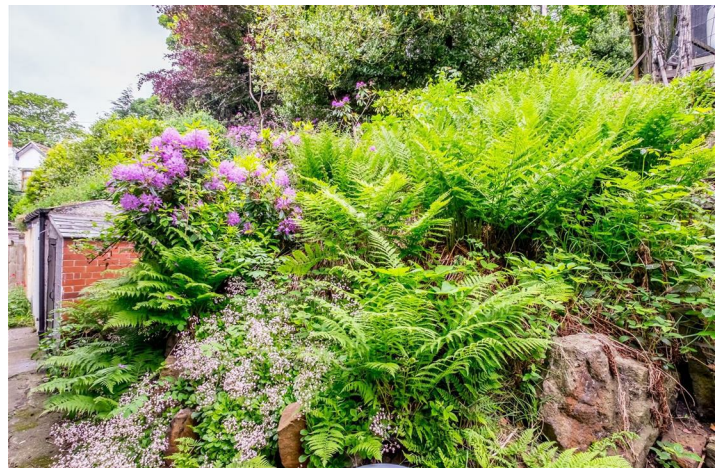
8'10" x 6'6" (2.70 x 2.00)

Directions

Please use the postcode HX2 7HB for sat nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



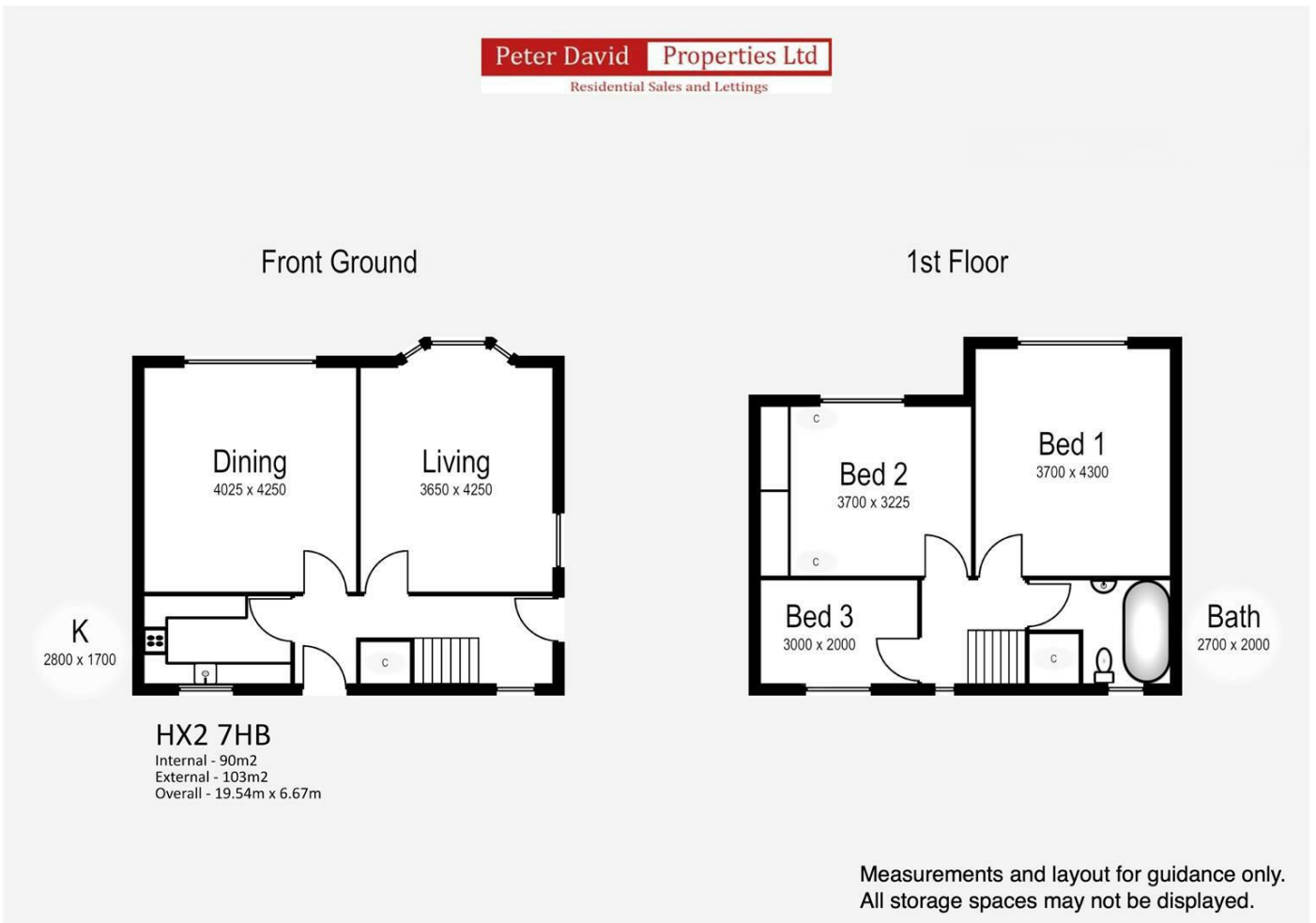
Hybrid Map



Terrain Map



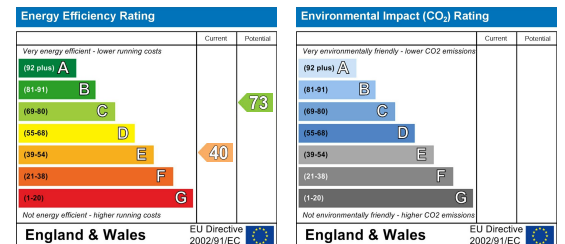
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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