



Rochdale Road, Halifax, HX4 8HR
£195,000

E&H Holmes
ESTATE AGENTS

Situated in an elevated position on Rochdale Road, this well-presented two-bedroom semi-detached home offers bright and spacious accommodation throughout. The property features a light and airy lounge, complemented by a generously sized dining room—ideal for both everyday living and entertaining. A modern fitted kitchen provides a stylish and practical space.

Upstairs, there are two well-proportioned bedrooms, both benefiting from fitted wardrobes, along with a family bathroom. Externally, the home enjoys an open lawned garden to the front, while to the rear is a low-maintenance block-paved garden with a charming stone-built outhouse, offering useful additional storage or potential for a variety of uses.

An excellent opportunity for first-time buyers or those looking to downsize.



Entrance Hall

Radiator. Wooden double glazed door to front elevation.

Lounge 13'5" into bay x 10'8" (4.108 into bay x 3.257)

Feature fireplace. Radiator. UPVC double glazed bay window to front elevation.

Dining Room 10'4" x 13'9" (3.154 x 4.205)

Understairs cupboard. Radiator. UPVC double glazed window to side elevation. Composite door to side elevation.

Kitchen 5'8" x 13'1" (1.731 x 3.993)

Fitted kitchen with wall and base units. One bowl composite sink. Electric oven. Electric hob. Cooker hood. Plumbing for washing machine. Integrated fridge / freezer. Radiator. UPVC double glazed window to rear elevation.

Landing

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

Bedroom One 11'0" x 10'7" to wardrobes (3.370 x 3.229 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'7" x 7'7" (3.228 x 2.336)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Lawn garden with plants and shrubs.

Rear Garden

Block paved walled garden. Stone built outhouse. Store room containing boiler.

Council Tax Band

B

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:
gloves.hook.unable

Disclaimer

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