



Rochdale Road, Greetland, HX4 8JE
£230,000

E&H Holmes
ESTATE AGENTS

Situated in the popular village of Greetland, this spacious three-bedroom semi-detached home offers generous accommodation and attractive views across the valley to the rear.

The property features three well-proportioned double bedrooms, making it ideal for families or those seeking additional space. To the ground floor is a large lounge providing a comfortable living area, together with a spacious dining kitchen that forms the heart of the home and offers ample room for family dining and entertaining.

Externally, the property benefits from an attractive, low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep, along with a useful shed to the side providing additional storage. To the rear, the property enjoys far-reaching views across the valley, creating a pleasant backdrop to the home.

Conveniently located close to local amenities, highly regarded schools and excellent transport links, this is an excellent opportunity to acquire a spacious family home in one of Calderdale's most sought-after residential locations.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge 16'6" x 17'5" (5.044 x 5.331)

Gas stove. Two radiators. Two UPVC double glazed windows to front elevation. Two UPVC double glazed windows to rear elevation.

Dining Kitchen 16'5" x 14'5" (5.019 x 4.419)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Tiled splash backs. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Integrated fridge. Feature fireplace. Radiator. Worcester boiler. Door leading to cellar. One UPVC double glazed window to the front elevation. Two UPVC double glazed windows to the rear elevation.

Cellar

Housing gas and electric meters and fuse box.

Landing

Stairs leading from entrance hall. Two UPVC double glazed windows to rear elevation.

Bedroom One 10'1" + recess x 17'7" max (3.083 + recess x 5.371 max)

Two radiators. Two UPVC double glazed windows to front elevation.

Bedroom Two 13'4" x 9'6" (4.067 x 2.916)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 16'7" x 7'7" (5.066 x 2.323)

Radiator. Loft access. Two UPVC double glazed windows to front and rear elevations.

Bathroom

Vanity unit with wash hand basin. Shaver point. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Patio garden with wrought iron fence and gate.

Side Garden

Enclosed patio garden to side with far reaching views.

Council Tax Band

B

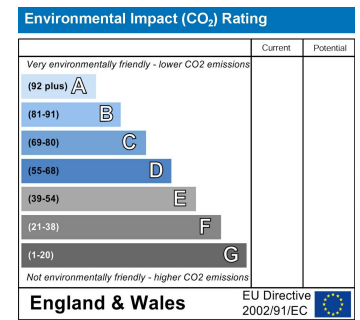
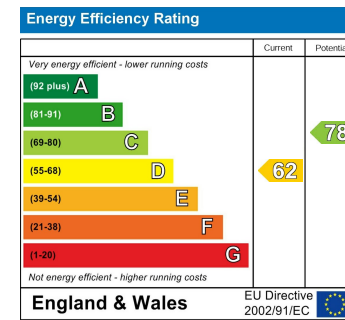
Location

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:
spot.hoping.oiled

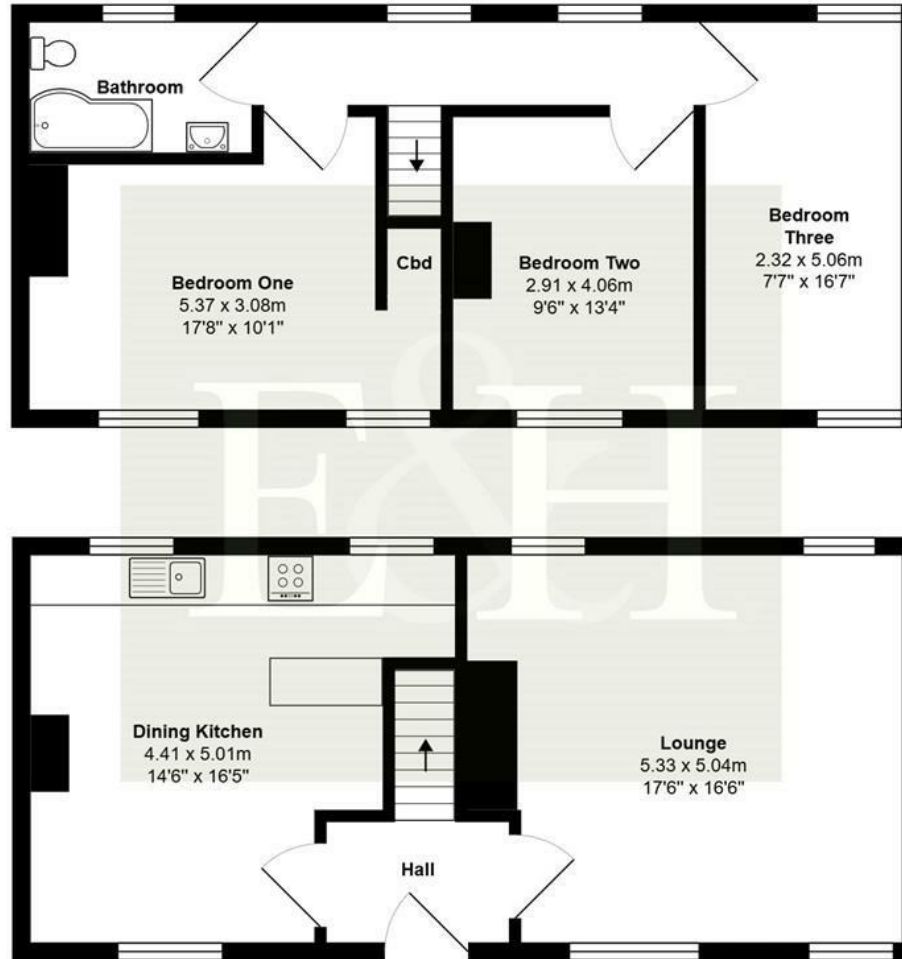
Disclaimer

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.









All measurements are approximate and for display purposes only