



**Rochdale Road, Halifax, HX4 8JG**  
**£250,000**

**E&H** Holmes  
ESTATE AGENTS

A well-presented two-bedroom semi-detached home enjoying open views to the rear across the GOLDS playing fields. This attractive property offers a cosy lounge with feature log burner, a spacious dining kitchen, and a bright conservatory overlooking the garden—perfect for year-round enjoyment.

Upstairs, you'll find two double bedrooms along with the house bathroom.

Outside, the property boasts driveway parking for up to three vehicles, leading to a detached garage, providing excellent storage or workshop potential. A superb home in a desirable location with wonderful outdoor outlooks—early viewing is highly recommended.



### Entrance Hall

Radiator. Composite door to front elevation.

### Lounge 14'11" x 12'2" (4.569 x 3.726)

Multi fuel stove set in inglenook fireplace. Radiator. UPVC double glazed window to front elevation.

### Dining Kitchen 15'3" x 8'7" (4.654 x 2.621)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Integrated fridge. Designer radiator. Understairs cupboard. Boiler. Patio doors leading to conservatory. UPVC double glazed window to rear elevation.

### Conservatory 9'7" x 9'2" (2.939 x 2.797)

UPVC constructed conservatory. Radiator.

### Landing

Stairs leading from entrance hall. Loft access. UPVC double glazed window to side elevation.

### Bedroom One 12'6" x 11'8" (3.811 x 3.573)

Walk in wardrobes. Feature fireplace. Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 9'6" x 9'1" (2.906 x 2.790)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower above. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

### Detached Garage

Roller doors. Power. Light. Single glazed window to side elevation.

### Parking

Driveway parking for upto three cars, plus additional parking on shingle to the front of the property.

### Front Garden

Shingle area. Motion sensor light.

### Rear Garden

Lawn and patio. Outside tap. Lighting. Bin store.

### 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:  
wiser.envy.shall

### Disclaimer

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