



Rochdale Road, Halifax, HX4 8HR
£270,000

E&H Edkins Holmes
ESTATE AGENTS

A charming stone-built three-bedroom semi-detached home offering spacious family accommodation, character features and excellent potential for a purchaser to make the property their own over time. Occupying a convenient position within the popular village of Greetland, the property is ideally placed for local amenities, well-regarded schools and excellent transport links to Halifax, Huddersfield and the M62 motorway network.

The accommodation comprises an entrance porch leading into a welcoming lounge, where a bay window fills the room with natural light and a gas stove provides an attractive focal point. To the rear of the property is a well-proportioned dining kitchen which flows through to the conservatory, creating additional reception space overlooking the garden.

To the first floor are three bedrooms and a contemporary shower room.

Externally, the property benefits from a lawned front garden, while to the rear there is an enclosed patio garden providing a pleasant space to enjoy the outdoors. A gated driveway offers off-road parking and leads to a substantial workshop, an excellent addition for those seeking storage, a hobby space or a practical area for home projects.

Greetland is a highly regarded village, offering an excellent range of local amenities, well-regarded schools and beautiful countryside walks. Nearby West Vale boasts a selection of independent cafés, restaurants, bars and shops, while Halifax, Huddersfield and the M62 motorway are all within easy reach, making this an ideal location for families and commuters alike.



Entrance Porch

Tiled flooring. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

Lounge 12'1" + bay x 15'11" (3.697 + bay x 4.874)

Gas stove. Exposed beam. Two radiators. UPVC double glazed bay window to front elevation.

Dining Kitchen 10'4" x 15'10" (3.175 x 4.840)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Rangemaster electric range cooker (included). Plumbing for washing machine. Boiler. Understairs cupboard. Exposed beam. Tiled floor. Door to conservatory. UPVC double glazed windows to rear and side elevations.

Conservatory 8'6" x 8'4" (2.597 x 2.544)

UPVC constructed conservatory. Radiator. Tiled floor.

Landing

Stairs from Lounge. UPVC double glazed window to side elevation.

Bedroom One 12'3" x 8'2" to wardrobes (3.734 x 2.498 to wardrobes)

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

Bedroom Two 10'4" x 8'1" (3.163 x 2.487)

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

Bedroom Three 7'1" + recess x 5'3" (2.168 + recess x 1.622)

Storage cupboard. Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Workshop 22'1" x 11'7" (6.742 x 3.544)

Power. Light.

Parking

Gated driveway with parking for two cars.

Rear Garden

Patio garden.

Council Tax Band

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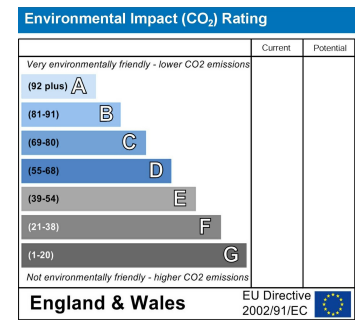
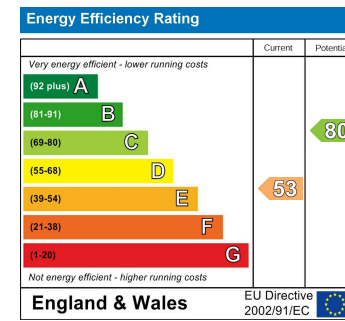
Location

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:
baked.belly.hike

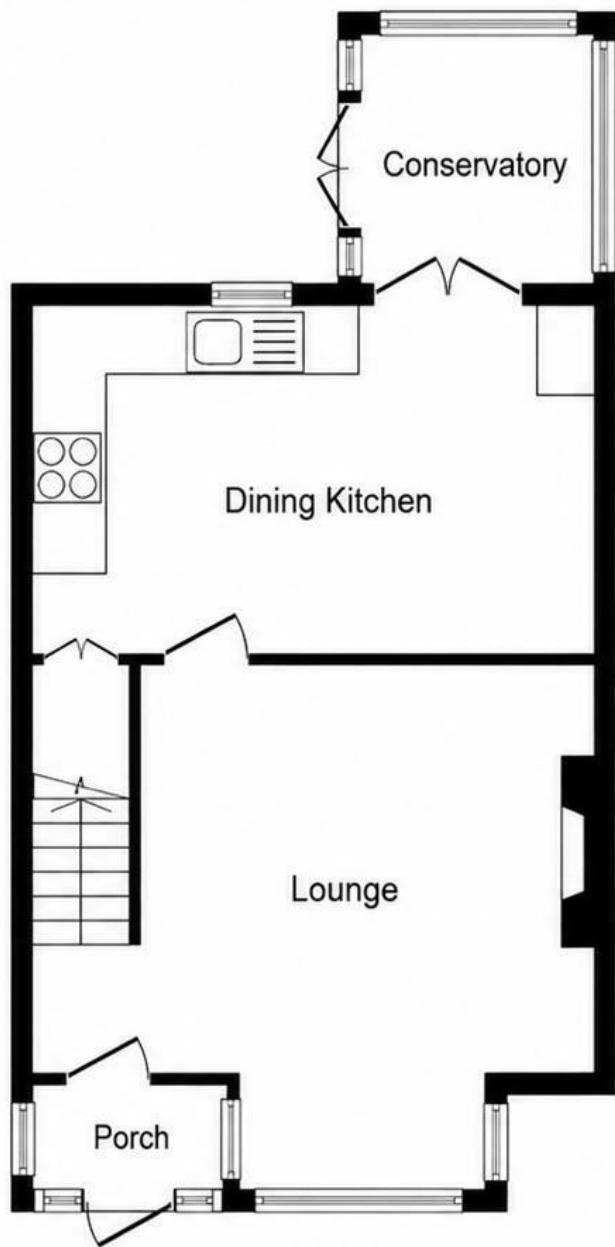
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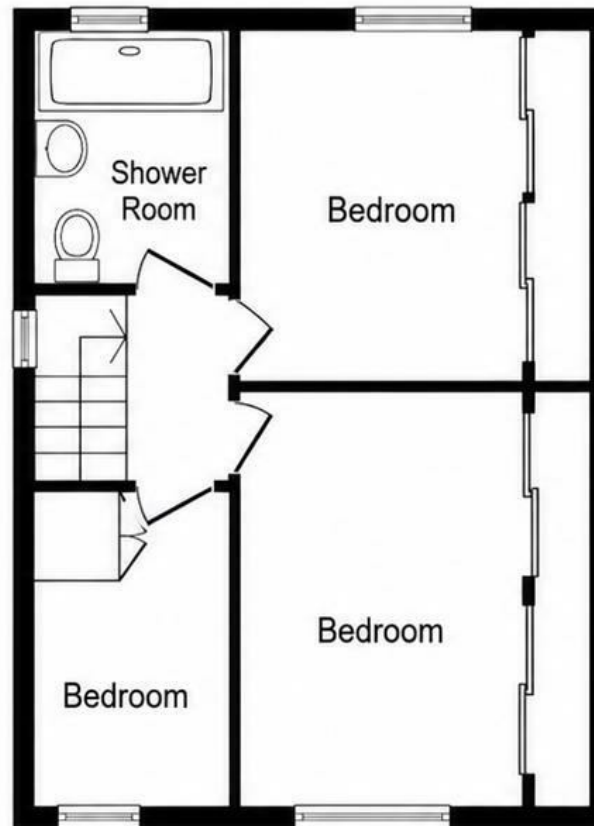




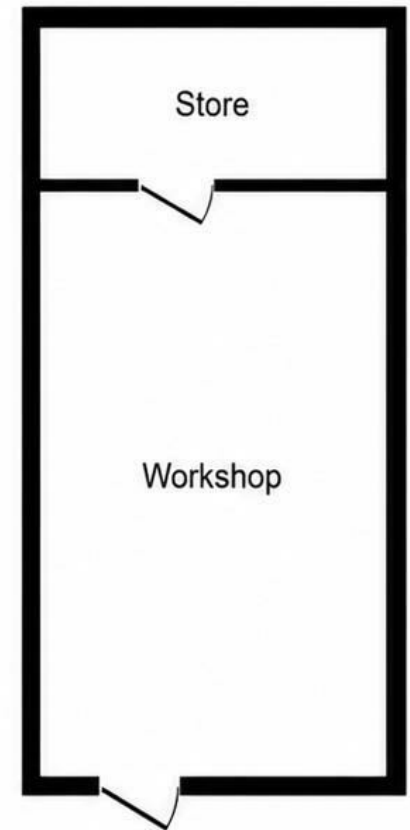




Ground Floor



First Floor



Outbuilding