



**Rochdale Road, Halifax, HX4 8HE**  
**£110,000**

**E&H** Holmes  
ESTATE AGENTS



Ideally suited to a first time buyer is this well presented, two bedroom, underdwelling situated in walking distance of the local bars, restaurants and amenities in West Vale. The property benefits from a spacious lounge/dining room and two good sized bedrooms along with modern fitted kitchen and bathroom. An early viewing is strongly recommended to avoid disappointment.



**Lounge / Dining Room 14'8" x 14'9" (4.477 x 4.499)**

Pebble effect, living flame electric fire. Radiator. UPVC double glazed front door. UPVC double glazed window to front elevation.

**Kitchen 11'9" x 6'9" (3.595 x 2.073)**

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Integrated washing machine. Radiator. Access to cellar. UPVC double glazed window to front elevation.

**Landing**

Stairs leading from lounge. Radiator.

**Bedroom One 12'8" into alcove x 9'2" (3.880 into alcove x 2.801)**

Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 9'7" x 9'2" (2.939 x 2.809)**

Radiator. UPVC double glazed window to front elevation.

**Bathroom**

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

**External**

Enclosed paved yard to front of property.

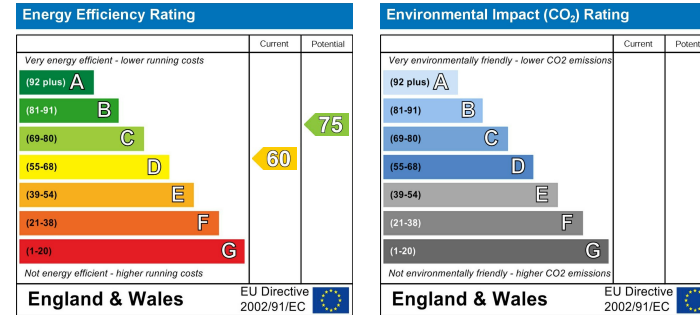
**Other Information:**

Platinum Boiler with a 7 year warranty remaining.

**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.





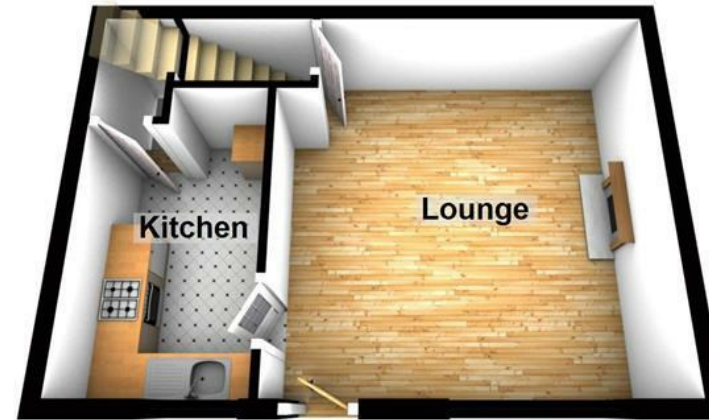




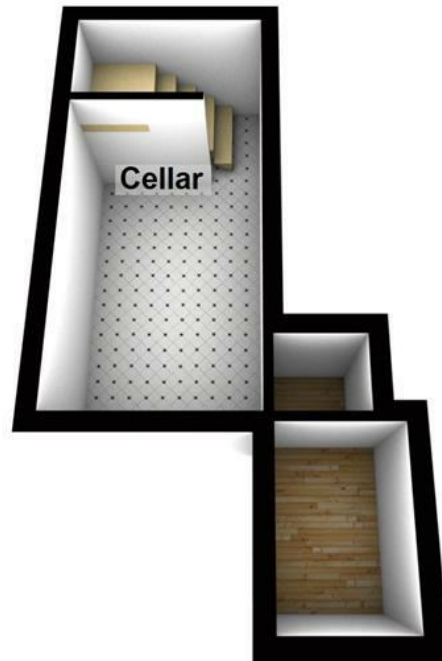




## Ground Floor



## Basement



## First Floor



This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.