



Rochdale Road, Halifax, HX4 8HE
£300,000

E&H Edkins Holmes
ESTATE AGENTS

Beautifully presented throughout, this attractive three-bedroom semi-detached home offers a rare opportunity to acquire a property of genuine character and individuality.

Designed in an increasingly popular upside-down configuration, the property places the principal living accommodation on the first floor, making the most of the natural light and creating a wonderful sense of space. The layout is ideally suited to modern living and will appeal to a wide range of buyers, including families, professional couples and those looking to downsize.

Conveniently positioned close to a range of local amenities, well-regarded schools and excellent transport links, including easy access to the M62 motorway network, the property is ideally placed for everyday convenience.

The ground floor comprises three well-proportioned bedrooms and a house bathroom, whilst the first floor features a spacious lounge, a dining kitchen and a cloakroom, creating a sociable and practical living environment.

Externally, the property benefits from a large garage, driveway parking for two vehicles and a lawned front garden, providing both practicality and kerb appeal.

Offering a distinctive layout, well-balanced accommodation and move-in-ready presentation, this is a home that stands apart from the ordinary and should be viewed to be fully appreciated.



Ground Floor:

Entrance Hall

Cupboard housing plumbing for washing machine and space for dryer. Radiator. Wooden front door.

Bedroom One 9'7" x 11'7" (2.942 x 3.536)

Radiator. UPVC double glazed window to side elevation.

Bedroom Two 7'0" to wardrobes x 11'8" (2.155 to wardrobes x 3.564)

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

Bedroom Three 9'7" to wardrobes x 8'9" (2.929 to wardrobes x 2.671)

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

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Extractor fan. UPVC double glazed window to side elevation.

First Floor:

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

Lounge 19'4" x 11'2" (5.918 x 3.414)

Two radiators. Three UPVC double glazed windows to side elevation.

Dining Kitchen 19'3" x 13'11" (5.873 x 4.266)

Fitted kitchen with wall and base units. Freestanding island (included). Ceramic Belfast sink. Solid wood worksurfaces. Electric Range cooker (included). Integrated dishwasher. Pantry cupboard. Loft access (boiler in loft). UPVC double glazed window to front elevation. UPVC double glazed French doors to garden.

Garden

Enclosed decking garden with adjacent shrubbery.

Garage 13'7" x 12'9" (4.153 x 3.893)

Electric door. Power. Light. EV charging port.

Parking

Driveway parking for two cars.

Council Tax Band

C

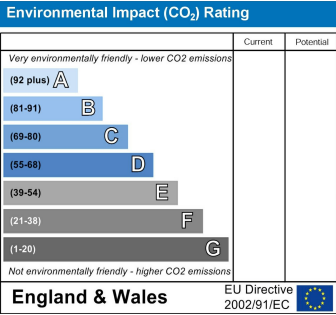
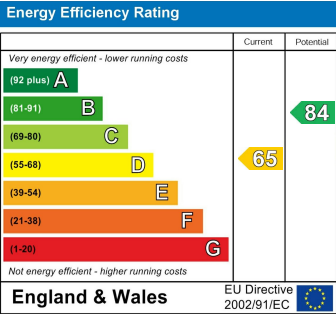
Location

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:
slope.closed.groom

Disclaimer

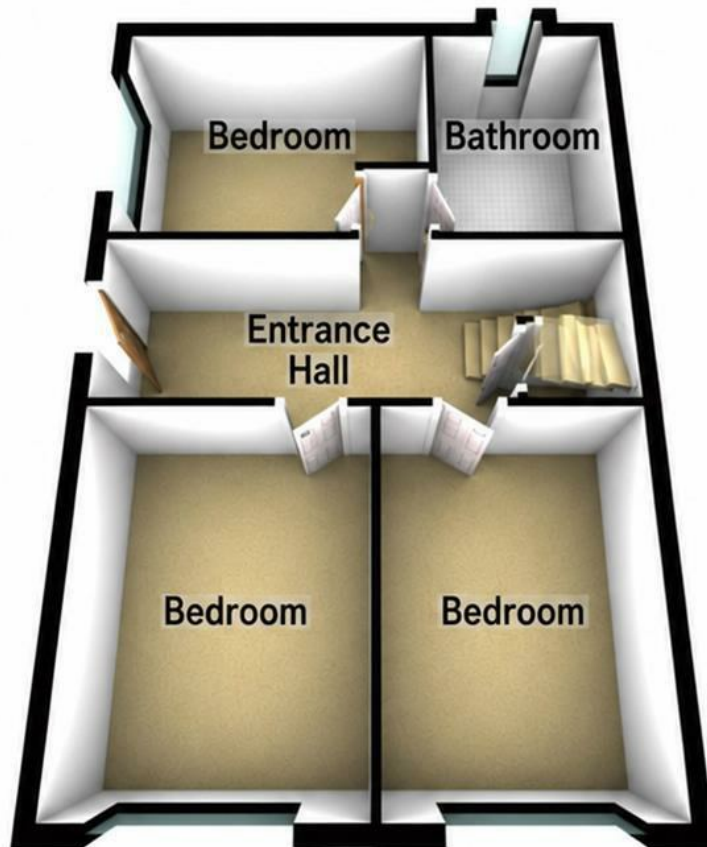
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Ground Floor



First Floor

