



**Rochdale Road, Halifax, HX4 8HR**  
**£200,000**

**E&H** Holmes  
ESTATE AGENTS

Situated in an elevated position on Rochdale Road, this well-presented two-bedroom semi-detached home offers bright and spacious accommodation throughout. The property features a light and airy lounge, complemented by a generously sized dining room—ideal for both everyday living and entertaining. A modern fitted kitchen provides a stylish and practical space.

Upstairs, there are two well-proportioned bedrooms, both benefiting from fitted wardrobes, along with a family bathroom. Externally, the home enjoys an open lawned garden to the front, while to the rear is a low-maintenance block-paved garden with a charming stone-built outhouse, offering useful additional storage or potential for a variety of uses.

An excellent opportunity for first-time buyers or those looking to downsize.



**Entrance Hall**

Radiator. Wooden double glazed door to front elevation.

**Lounge 13'5" into bay x 10'8" (4.108 into bay x 3.257)**

Feature fireplace. Radiator. UPVC double glazed bay window to front elevation.

**Dining Room 10'4" x 13'9" (3.154 x 4.205)**

Understairs cupboard. Radiator. UPVC double glazed window to side elevation. Composite door to side elevation.

**Kitchen 5'8" x 13'1" (1.731 x 3.993)**

Fitted kitchen with wall and base units. One bowl composite sink. Electric oven. Electric hob. Cooker hood. Plumbing for washing machine. Integrated fridge / freezer. Radiator. UPVC double glazed window to rear elevation.

**Landing**

Stairs from Entrance Hall. UPVC double glazed window to side elevation.

**Bedroom One 11'0" x 10'7" to wardrobes (3.370 x 3.229 to wardrobes)**

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

**Bedroom Two 10'7" x 7'7" (3.228 x 2.336)**

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

**Bathroom**

Wash hand basin. Low flush W.C. Bath with shower over. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

**Front Garden**

Lawn garden with plants and shrubs.

**Rear Garden**

Block paved walled garden. Stone built outhouse. Store room containing boiler.

**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:  
gloves.hook.unable

**Disclaimer**

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