



Rochdale Road, Halifax, HX4 8HR
£195,000

E&H Edkins 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

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.







