



Rochdale Road, Greetland, HX4 8JE
£230,000

E&H Edkins Holmes
ESTATE AGENTS

Situated in the popular village of Greetland, this spacious three-bedroom semi-detached home offers generous accommodation and attractive views across the valley to the rear.

The property features three well-proportioned double bedrooms, making it ideal for families or those seeking additional space. To the ground floor is a large lounge providing a comfortable living area, together with a spacious dining kitchen that forms the heart of the home and offers ample room for family dining and entertaining.

Externally, the property benefits from an attractive, low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep, along with a useful shed to the side providing additional storage. To the rear, the property enjoys far-reaching views across the valley, creating a pleasant backdrop to the home.

Conveniently located close to local amenities, highly regarded schools and excellent transport links, this is an excellent opportunity to acquire a spacious family home in one of Calderdale's most sought-after residential locations.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge 16'6" x 17'5" (5.044 x 5.331)

Gas stove. Two radiators. Two UPVC double glazed windows to front elevation. Two UPVC double glazed windows to rear elevation.

Dining Kitchen 16'5" x 14'5" (5.019 x 4.419)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Tiled splash backs. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Integrated fridge. Feature fireplace. Radiator. Worcester boiler. Door leading to cellar. One UPVC double glazed window to the front elevation. Two UPVC double glazed windows to the rear elevation.

Cellar

Housing gas and electric meters and fuse box.

Landing

Stairs leading from entrance hall. Two UPVC double glazed windows to rear elevation.

Bedroom One 10'1" + recess x 17'7" max (3.083 + recess x 5.371 max)

Two radiators. Two UPVC double glazed windows to front elevation.

Bedroom Two 13'4" x 9'6" (4.067 x 2.916)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 16'7" x 7'7" (5.066 x 2.323)

Radiator. Loft access. Two UPVC double glazed windows to front and rear elevations.

Bathroom

Vanity unit with wash hand basin. Shaver point. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Patio garden with wrought iron fence and gate.

Side Garden

Enclosed patio garden to side with far reaching views.

Council Tax Band

B

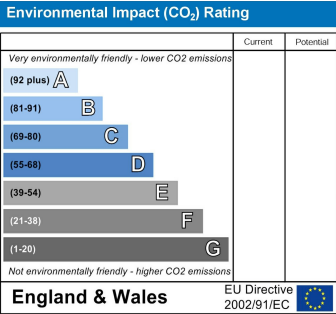
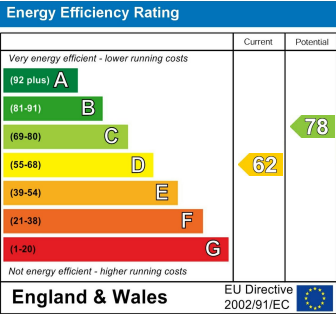
Location

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:
spot.hoping.oiled

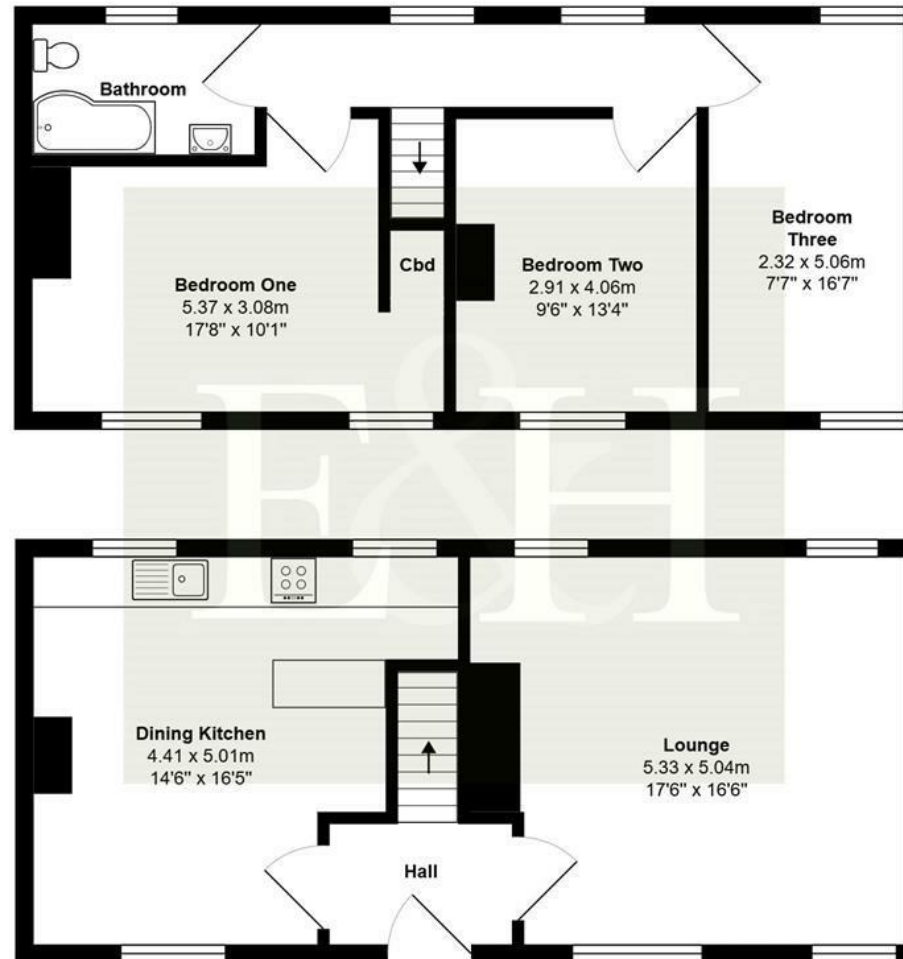
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All measurements are approximate and for display purposes only