

# Peter David Properties

Residential Sales and Lettings

Rochdale Road, Greetland  
£75,000



# Rochdale Road, Greetland

Enjoying beautiful countryside scenery is this one bedroomed stone built mid terraced property situated in the popular village of Greetland. The property benefits from gas fired central heating system and uPVC double glazing. Being an ideal purchase for the first time buyer or investor it is conveniently located for access to the M62 motorway network and the amenities in the nearby towns of Elland and Halifax. With accommodation comprising in brief: Living room, lower ground floor kitchen, first floor bedroom and bathroom. Externally there is a seating area to the rear taking full advantage of the far reaching views. Viewing is strongly encouraged to appreciate the open aspect.

## Features

- Excellent Far Reaching Rural Views
- One Double Bedroom
- Fitted Kitchen
- Patio Garden to the Rear
- Mid Terrace
- Off Road Parking
- Double Glazing & Central Heating
- EPC band C
- Convenient access to Elland and Halifax
- To view contact the sales team 01422 366948

## Lower Ground Floor

### Kitchen 3.96m (13'0") max x 2.74m (9'0") max

Modern fitted kitchen with a range of wall & base units along with complementary work tops incorporating a stainless steel sink & drainer. Electric oven with gas hob, chrome extractor hood & tiled splash backs. Plumbing for a washing machine and space for a under unit fridge, freezer & dryer. Wall mounted combi boiler, radiator, double glazed window & rear access door.

## Ground Floor

### Entrance Vestibule

PVCu front door & door leading to

### Living Room 5.79m (19'0") x 1.83m (6'0")

Benefitting from a Juliet balcony to the rear with double patio doors offering open rural views. Electric wall mounted fire, two light points and radiator. Stairs lead to the first floor & further stairs to the kitchen.

## First Floor

### Bedroom 4.57m (15'0") max x 2.74m (9'0") max

With double glazed windows to the front & side, exposed beamed ceiling, radiator & door to:

### Bathroom 2.74m max (9'0") x 1.52m (5'0") max

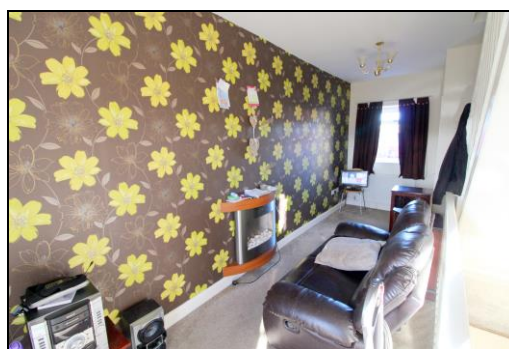
L-shaped three piece suite comprising of WC, wash basin & bath with shower over head. Partly tiled walls, frosted double glazed window & radiator

## Outside

Pavement lined to the front along with yard to the rear. Parking allocated for one car to the side of the property.

## Directions

Please use the postcode HX4 8JE.



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