



Rochdale Road, Elland, HX4 8JE
£165,000

E&H Edkins Holmes
ESTATE AGENTS

A newly renovated two-bedroom stone terrace in Greetland, positioned to take full advantage of its elevated setting and open valley views. The property has been carefully reworked to create a home that is both immediate in its usability and considered in its presentation.

Inside, the layout is simple and effective. A bright living room sits to the front, defined by natural light and balanced proportions, while the kitchen to the rear prioritises function, storage, and its connection to the landscape beyond. Upstairs, two bedrooms and a newly installed bathroom continue a clean, restrained design approach.

A lower ground utility space adds practical support, and externally the property offers on-street parking and a small seating area that makes the most of the views.

Set within one of Greetland's most established locations, the house benefits from strong local amenities, well-regarded schools, and immediate access to surrounding countryside. A straightforward, well-resolved home, ready to occupy.



Entrance Porch
UPVC double glazed door to front elevation. Radiator.

Lounge 10'11" x 14'9" (3.352 x 4.512)
Open to kitchen. Radiator. UPVC double glazed window to front elevation.

Kitchen 4'10" x 17'2" (1.495 x 5.251)
Fitted kitchen with wall and base units. Composite one bowl sink. Electric oven. Electric hob. Integrated Fridge and Freezer. Plumbing for washing machine. Door to cellar. Two UPVC double glazed windows to rear elevation.

Cellar 3'7" x 10'5" (1.099 x 3.188)
Base units. Sockets.

Landing
Stairs from entrance hall. UPVC double glazed window to rear elevation.

Bedroom One 10'8" x 11'3" (3.257 x 3.444)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'11" x 6'6" (3.041 x 1.999)
Into recess. Built in cupboard. Radiator. Double glazed window to front elevation.

Bathroom
Bath with mixer taps. Shower. Wash hand basin. Extractor fan. W.C. Towel radiator. UPVC double glazed window to rear elevation.

Council Tax
A

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
///send.take.ballots

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