



96 Saddleworth Road

Greetland, HX4 8BA

£650 PCM





Welcome to West Vale. Occupying a convenient position adjacent to the local cricket field, this characterful home enjoys easy access to the village's thriving high street, where a range of everyday amenities, independent shops, and excellent commuter links are all within walking distance.

The property is entered via a timber door into a transitional entrance room, leading through to a bright dual-aspect living room, while the lower ground floor offers a fitted kitchen and adjoining utility area. To the first floor is a well-proportioned double bedroom and a house bathroom fitted with a white suite.

Accommodation:

The property is accessed directly from Saddleworth Road via the upper ground floor, where a timber entrance door opens into a transitional entrance room with durable heavy-duty flooring. The main living room is bright and welcoming, benefiting from dual-aspect windows that provide plenty of natural light, together with useful alcove shelving. At the lower ground floor level, the kitchen is fitted with a range of base, wall, and drawer units, along with an under-counter refrigerator and cooker. Adjacent to the kitchen is a useful utility area, offering ample space for additional goods, plumbing for a washing machine, and extra work surfaces. To the first floor, there is a well-proportioned double bedroom to the front of the property. The house bathroom is located to the rear and features half tiled walls and a 3pc white suite comprising a low-flush WC, pedestal wash hand basin, and panelled bath with an overhead shower, glazed shower screen, and heated towel rail.

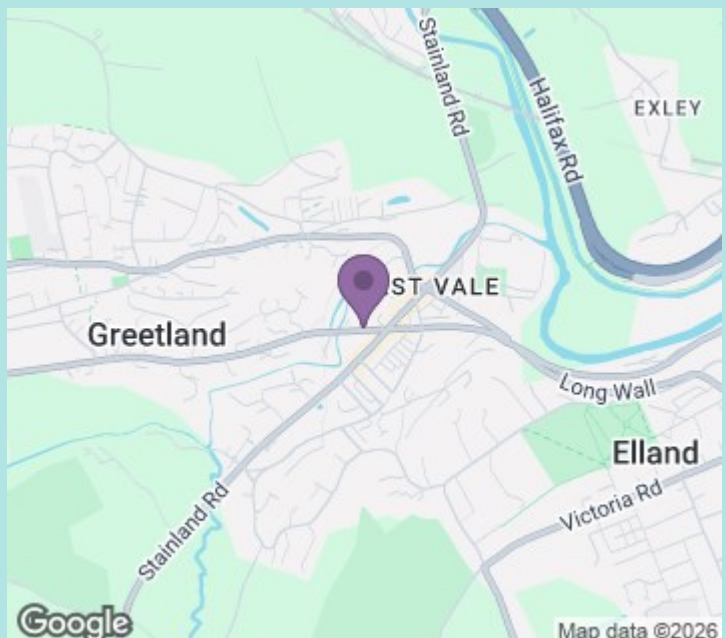
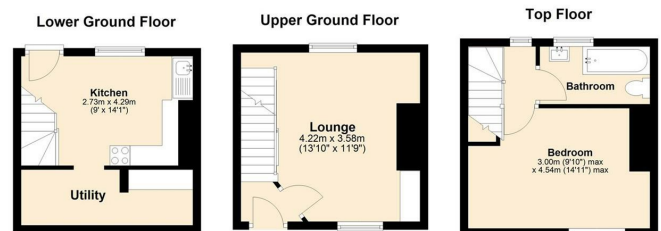
Location:

Occupying a convenient position adjacent to the local cricket field, the property enjoys easy access to the village's thriving high street. A variety of everyday amenities are within walking distance, including shops, cafés, supermarkets, as well as a range of independent businesses such as barbers and beauty salons. The property's central location is particularly well suited to those seeking excellent pedestrian access to local amenities and commuter links. For motorists, unrestricted on-street parking is available immediately outside the property on a first-come, first-served basis.

Council tax band: A

EPC rating: D

Deposit: £750



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