Peter David Properties Ltd

Residential Sales and Lettings

Briscoe Lane,

£460,000

4 2 2 F

Nestled in the charming area of Greetland, Briscoe Lane offers a splendid opportunity to acquire a spacious detached house, rich in character and history, having been built in 1850. This large stone-built cottage is an ideal family home that seamlessly combines comfort with style.

Upon entering the property, you are greeted by a well-appointed kitchen, which conveniently leads to a utility room and a WC. A traditional Aga adds a touch of rustic charm to the kitchen offering a warm focal point that beautifully complements the character of the home. The kitchen leads to a dining room, perfect for family gatherings where a gas fire adds a touch of warmth and charm. This space further connects to a cosy lounge, featuring a log burner, providing an inviting atmosphere to unwind after a long day. The ground floor also boasts a versatile bedroom, ideal for guests or as a home office.

As you ascend to the first floor you will discover three additional bedrooms including a master suite complete with an en suite bathroom, ensuring privacy and convenience for the entire family. A well-designed family bathroom caters to the needs of a busy household, making this home both practical and comfortable.

Situated at the end of a peaceful residential cul-de-sac off Rochdale Road the property offers stunning panoramic views towards Holywell Green and the surrounding countryside. This tranquil setting is complemented by its proximity to local schools and the vibrant centre of West Vale, which boasts a variety of shops, cafes, and restaurants. Furthermore, the property is conveniently located just a ten-minute drive from junction 24 of the M62, providing easy access to nearby towns and cities.

Outside to the rear, the property features a block-paved driveway leading to a spacious garage, while the raised decking area at the rear invites you to sit back and enjoy the breathtaking views.

- FOUR BEDROOM FAMILY HOME
- FAR REACHING VIEWS
- FULL OF ORIGINAL CHARACTER
- SOUGHT AFTER LOCATION
- GROUND FLOOR WC & UTILITY ROOM
- OFF ROAD PARKING & DOUBLE GARAGE
- COUNCIL TAX BAND - E
- EPC RATING - F

Accommodation

Kitchen
15'8" x 17'5" (4.8 x 5.32)

Utility room
6'3" x 4'7" (1.92 x 1.4)

WC

Dining room
14'6" x 17'5" (4.42 x 5.32)

Lounge
17'4" x 18'4" (5.3 x 5.6)

Bedroom/ Home office
12'6" x 7'2" (3.82 x 2.2)

First floor

Bedroom
10'2" x 13'9" (3.1 x 4.2)

Bedroom
10'8" x 13'4" (3.27 x 4.07)

En suite
1.65 x 2.12

Bedroom
6'2" x 13'4" (1.9 x 4.07)

House bathroom
13'1" x 6'6" (4 x 2)

Garage
19'6" x 15'7" (5.95 x 4.75)

Directions
Please use post code HX4 8JT for sat nav directions.

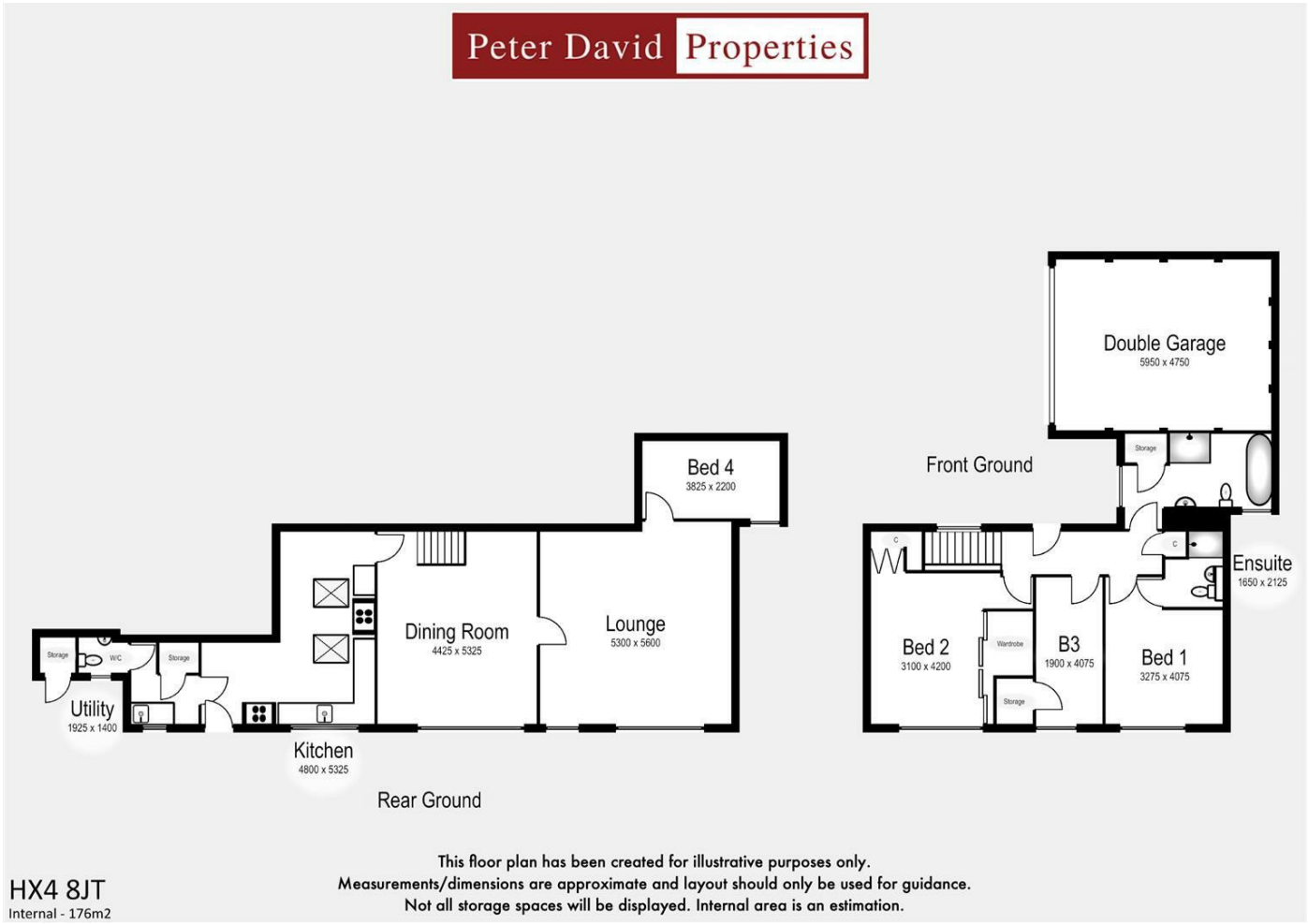
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

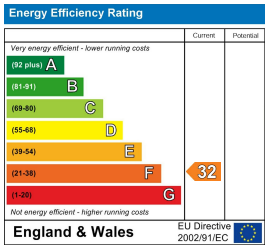
Floor Plan

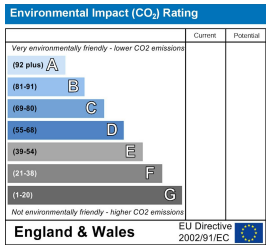


Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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