



Hoults Lane, Halifax, HX4 8HN
£210,000

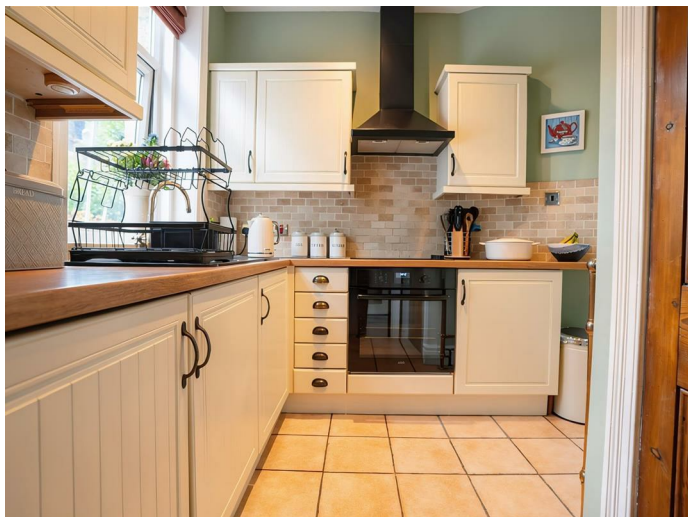
E&H Edkins Holmes
ESTATE AGENTS

Enjoying a pleasant position within the popular village of Greetland, this attractive double-fronted end-of-row home offers spacious accommodation, attractive gardens and the added benefit of a garage, making it an excellent choice for first-time buyers, downsizers or those looking to enjoy village living.

The accommodation comprises a welcoming lounge, fitted kitchen and a bright conservatory overlooking the garden, together with access to a useful cellar providing additional storage. To the first floor are two double bedrooms and a well-appointed house bathroom.

Externally, the property enjoys an open lawned garden to the front, whilst the enclosed tiered rear and side gardens feature lawn and decking areas, complemented by mature planting, established hedgerows and traditional drystone wall borders, creating an attractive space for relaxing and entertaining. A garage, located within a nearby block, provides valuable parking or additional storage.

Conveniently positioned for local amenities, well-regarded schools and transport links to Halifax, Huddersfield and the M62 motorway network, the property also enjoys easy access to beautiful countryside walks, offering the perfect balance of village convenience and outdoor living.



Lounge 15'3" x 13'5" (4.652 x 4.106)
Log burner. Radiator. Access to cellar. UPVC double glazed window to front elevation.

Kitchen 10'5" max x 8'2" (3.200 max x 2.511)
Fitted kitchen with wall and base units. One and a half bowl composite sink. Electric oven. Electric hob. Cooker hood. Tiled splash backs. Plumbing for washing machine. Integrated fridge / freezer. Radiator. Tiled floor. UPVC double glazed window to front elevation.

Conservatory 8'8" x 10'7" (2.645 x 3.234)
UPVC and stone constructed conservatory. Radiator. Tiled floor.

Landing
Loft access via pull down ladder (part boarded). Cupboard housing boiler (Worcester boiler installed 2023, full service history).

Bedroom One 7'10" x 13'6" (2.402 x 4.138)
Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'5" x 9'6" to wardrobes (2.877 x 2.909 to wardrobes)
Built in wardrobes. Feature fireplace. Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

Garage 16'3" x 8'2" (4.965 x 2.508)
Situated in garage block. Up and over doors.

Front Garden
Open lawn garden.

Rear And Side Garden
Enclosed, tiered decking and lawn garden. Mature trees and shrubs. Drystone wall and hedgerow border.

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:
tour.prime.trim

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