



Woodside View, Halifax, HX4 8BP
£165,000

E&H Holmes
ESTATE AGENTS

A deceptively spacious and charming two-bedroom cottage, set in the sought-after location of Greetland and offering beautifully presented accommodation across multiple levels.

This delightful home features a generous dining kitchen, ideal for both everyday living and entertaining, along with a cosy lounge boasting stunning valley views and a feature log burner—perfect for relaxing evenings.

To the upper floors are two well-proportioned bedrooms, complemented by a versatile attic room offering excellent additional space for a home office, guest room or hobby area.

Externally, the property benefits from an enclosed courtyard garden to the rear, providing a private outdoor retreat, as well as a lawned garden to the front where you can enjoy the surrounding outlook. An allocated parking space adds further convenience.

A wonderful opportunity for those seeking character, space and scenic surroundings—early viewing is highly recommended.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Lounge 11'7" x 11'2" (3.550 x 3.420)

Log burner. Picture rail and ceiling rose. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 11'3" x 14'4" (3.439 x 4.375)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Dual fuel cooker. Plumbing for washing machine. Radiator. Understairs storage. UPVC double glazed French door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs from Entrance Hall.

Bedroom One 11'2" x 11'10" to wardrobes (3.420 x 3.612 to wardrobes)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 12'0" x 7'4" (3.681 x 2.243)

Stairs to attic room. Radiator. UPVC double glazed window to rear elevation.

Attic Room 12'4" x 14'8" (3.761 x 4.472)

Accessed via staircase in bedroom two. Velux. Limited head space.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Partially tiled. Boiler. Radiator. UPVC double glazed window to rear elevation.

Parking

One allocated parking space.

Front Garden

Lawn garden.

Rear Garden

Enclosed courtyard garden with stairs leading to additional area housing the shed.

Council Tax Band

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:
hooks.wings.lively

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |





