Martin Green Lane, Halifax, HX4 8JJ
Offers Over £400,000

Edkins & Holmes
ESTATE AGENTS

Occupying a peaceful position on a quiet no-through road, this impressive four-bedroom family home enjoys far-reaching views across the valley and offers spacious, beautifully presented accommodation arranged over four levels.

Designed with modern family living in mind, the accommodation briefly comprises an entrance hallway, cloakroom and access to the integral garage on the lower ground floor. To the ground floor is a generous lounge, an attractive dining kitchen with French doors opening onto the landscaped rear garden, and a separate study, providing an ideal space for those working from home.

The first floor offers three well-proportioned bedrooms together with the house bathroom, whilst the second floor is dedicated to an impressive principal suite. This superb retreat features a walk-in wardrobe, stylish en-suite shower room and Velux balcony windows, allowing you to enjoy the stunning far-reaching views across the valley.

Externally, the landscaped rear garden has been thoughtfully designed to create a series of attractive outdoor spaces, incorporating patio, decking and lawned areas with well-stocked planting throughout, making it perfect for both entertaining and relaxing. To the front, a block-paved driveway provides off-road parking for two vehicles and is complemented by an open lawned garden. The property also benefits from a fully upgraded alarm system installed by Halifax Security in 2022.

Situated in the heart of Greetland, the property is ideally positioned for access to highly regarded local schools, village amenities, beautiful countryside walks and excellent transport links to Halifax, Huddersfield and the M62, making it an outstanding home for the growing family.

Lower Ground Floor:

Entrance Hall

Cloakroom
Wash hand basin. Low flush W.C. Radiator. Extractor fan.

Ground Floor:

Landing
Stairs from lower ground floor. Stairs leading to first floor.

Lounge 10'6" x 10'6" (3.222 x 3.211)
Radiator. UPVC double glazed French doors to Juliet balcony. Two UPVC double glazed windows to side elevation.

Study 7'5" x 5'6" (2.281 x 1.701)
Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 16'6" x 14'7" (5.051 x 4.455)
Fitted kitchen with wall and base units. Breakfast bar. Stainless steel one bowl undercounter sink. Granite work surfaces. Electric eye level oven. Five ring gas hob. Cooker hood. Integrated dishwasher. Radiator. UPVC double glazed French doors to rear elevation. Two UPVC double glazed window to rear elevation.

First Floor:

Landing
Stairs from first floor. Cupboard. Radiator. The area at the bottom of the stairs leading to the Master Bedroom also has potential to be used as a study.

Bedroom Two 10'10" x 10'4" (3.313 x 3.152)
Radiator. UPVC double glazed window to front elevation.

Bedroom Three 11'9" x 8'2" (3.588 x 2.491)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 8'4" x 8'0" (2.561 x 2.462)
Radiator. UPVC double glazed window to rear elevation.

Second Floor:

Master Bedroom 16'7" x 15'5" (5.061 x 4.720)
Radiator. Two UPVC double glazed Velux balcony windows.

Walk-in Wardrobe
Fitted wardrobes. Radiator. Velux window.

En-Suite
Wash hand basin. Low flush W.C. Shower. Extractor fan. Radiator. Velux window.

Garage 21'5" x 10'0" (6.534 x 3.071)
Electric up and over doors. Power. Light. Plumbing for washing machine. Boiler. Tap.

Parking
Block paved driveway with parking for two cars.

Front Garden
Lawn garden with drystone wall.

Rear Garden
Beautifully landscaped tiered garden with lawn, patio, decking and mature planting.

Council Tax Band
E

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:
level.clocks.burn

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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.
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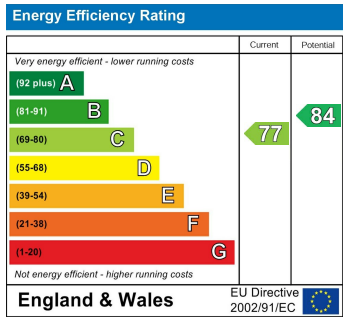
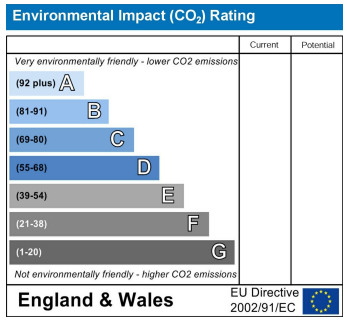
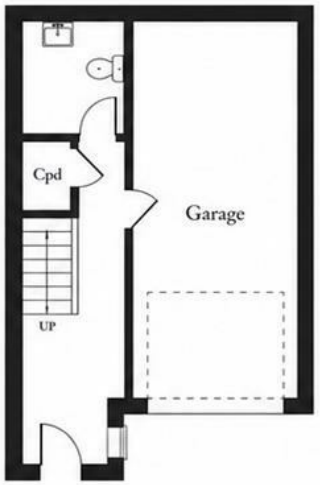
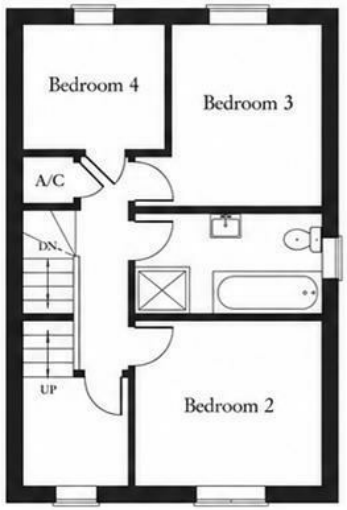




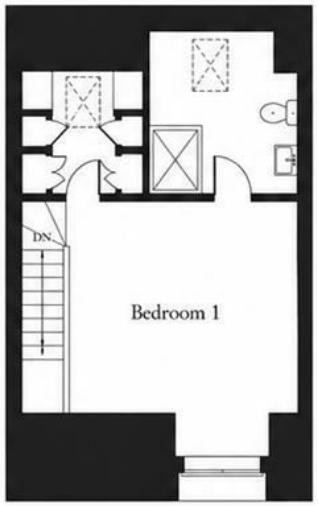
GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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