



Green Lane, Halifax, HX4 8DB
£185,000

E&H Edkins Holmes
ESTATE AGENTS

A deceptively spacious three/four bedroom family home within easy walking distance of the heart of West Vale and all the amenities it has to offer. Presented in clean and tidy condition this house is set over three floors with a large dining kitchen, cloakroom and spacious cellar/utility room to the lower ground floor. There are two reception rooms on the ground floor, one of which has been used by previous occupants as a well proportioned double bedroom. Three further bedrooms are located on the first floor along with the house bathroom. To the front of the property is an enclosed patio garden with a low maintenance decking and shale garden to the rear.



Lower Ground

Hallway

Radiator. Tiled flooring.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to side elevation.

Kitchen dining 15'8" x 16'2" (4.795 x 4.942)

Fitted kitchen with wall and base units. Stainless steel single bowl sink. Electric cooker with cooker hood over. Plumbing for dishwasher. Radiator. Original fireplace/stove. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

Cellar/Utility room 15'8" x 9'10" (4.778 x 3.006)

Wall and base units. Plumbing for washing machine. UPVC double glazed window to front elevation.

Ground floor

Entrance hall

Radiator. UPVC double glazed door to front elevation.

Lounge 15'9" x 16'3" (4.812 x 4.971)

Open fire with attractive pine surround. Original picture coving rail. Two radiators. Two UPVC double glazed windows to rear elevation.

Second reception/ Bedroom Four 15'9" x 9'10" (4.818 x 3.022)

Original coving. Radiator. UPVC Double glazed window to front elevation.

First Floor

Landing

Stairs from entrance hall. UPVC double glazed window to side elevation. Radiator.

Bedroom One 15'9" x 9'6" (4.821 x 2.902)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 15'9" x 9'3" (4.812 x 2.839)

Feature fireplace. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 9'8" x 6'9" (2.949 x 2.067)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Extractor Fan. Radiator. Cupboard housing boiler. UPVC double glazed window to rear elevation.

Council Tax Band

B

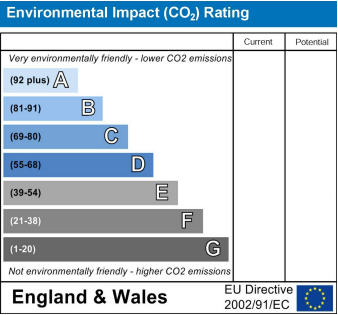
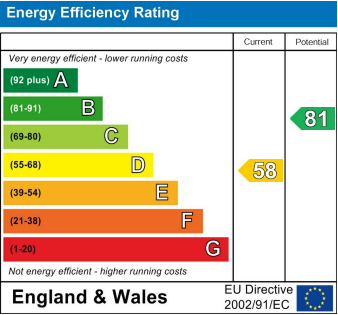
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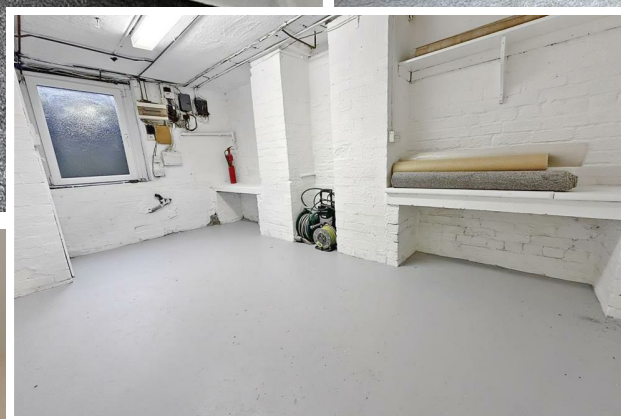
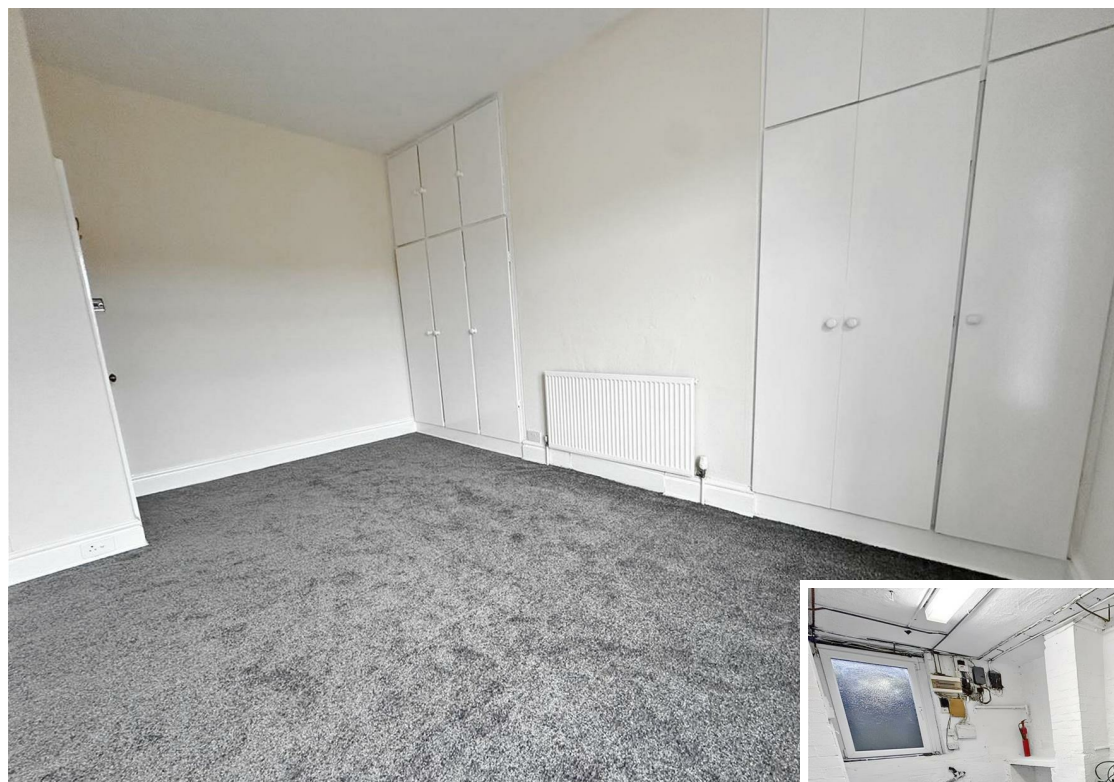
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is
///muddy.rice.vanish

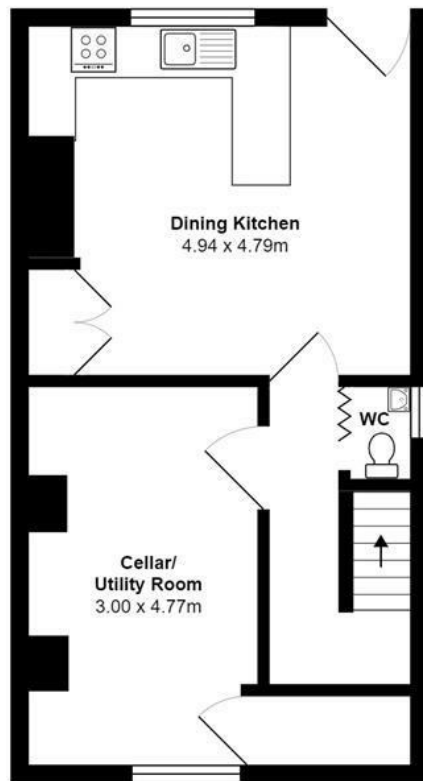
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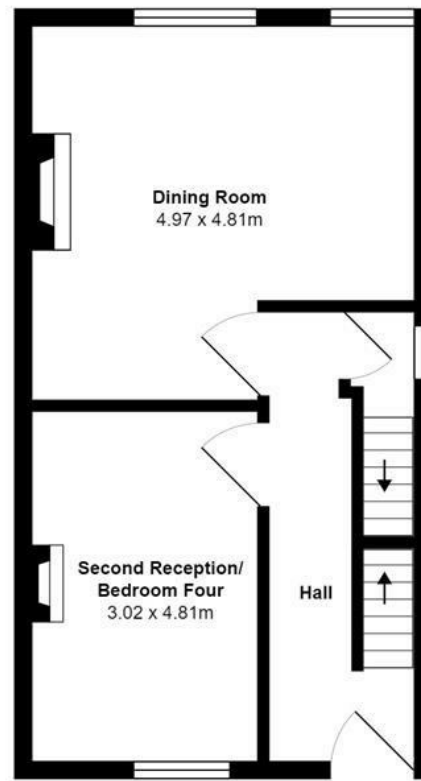




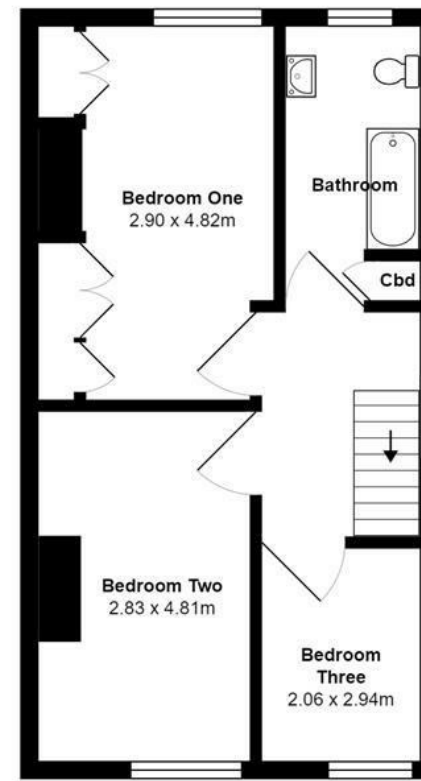




Lower Ground Floor



Ground Floor



First Floor

All measurements are approximate and for display purposes only

