



Woodside View, Greetland, HX4 8BP
£360,000

E & H
Edkins Holmes
ESTATE AGENTS

Nestled in the heart of the ever-popular area of West Vale, Greetland, this beautifully presented four-bedroom detached home offers spacious living, modern comforts, and breathtaking rural views.

Occupying an elevated position, the property boasts far-reaching countryside vistas and enjoys a quiet yet convenient setting, perfect for families and professionals alike.

Internally, the home comprises two generous reception rooms, ideal for both relaxed living and formal entertaining. The contemporary kitchen, which was fully refurbished in 2022, has been thoughtfully designed with quality fixtures, ample storage, and sleek surfaces—perfect for modern day living.

Upstairs, the four bedrooms offer flexible accommodation, with potential for home office or guest space.

Externally, the property benefits from a detached garage and off-road parking for two cars, with well-maintained gardens that make the most of the picturesque setting.



Entrance Porch

Tiled floor. Bank of UPVC windows to the front and side elevations. UPVC door to front elevation.

Lounge 21'9" x 12'11" (6.632 x 3.941)

Spacious lounge benefiting multi fuel stove and stained glass internal door. Two radiators. UPVC double glazed bay window to front elevation.

Dining Room 12'10" x 12'5" (3.912 x 3.786)

Coal effect, living flame gas fire with surround. Radiator. UPVC double glazed bay window to front elevation. UPVC double glazed window to side elevation.

Dining Kitchen 12'9" x 9'2" (3.894 x 2.796)

Fully refurbished in 2022 is the fitted kitchen with a range of wall and base units. Quartz work surfaces. Breakfast bar. Stainless steel one and a half bowl sink. Eye level Neff double multifunctional ovens (oven, grill, microwave). Neff Induction hob. Designer cooker hood. Integral dishwasher. Tiled floor with underfloor heating. Combi boiler (installed in 2022). Radiator. Double glazed windows to side and rear elevations.

Rear Entrance Hall

With access to rear garden. Composite door to rear elevation.

W.C. / Utility

Wash hand basin. Low flush W.C. Tiled floor. Plumbing for washing machine. Underfloor heating. UPVC double glazed window to side elevation.

Landing

Stairs leading from lounge.

Master Bedroom 12'3" x 12'11" (3.735 x 3.948)

Period fireplace. Radiator. UPVC double glazed window to front elevation, giving far reaching viewings to the front.

Bedroom Two 10'1" x 12'7" (3.074 x 3.846)

Double bedroom with walk-in wardrobe with shelves and hanging space. Period fireplace. Radiator. UPVC double glazed window to front elevation giving far reaching viewings to the front.

Bedroom Three 9'3" x 12'10" (2.826 x 3.914)

Double bedroom. Radiator. Two double glazed window to side and rear elevations.

Bedroom Four 9'8" x 8'11" reducing to 5'6" x 6'0" (2.956 x 2.723 reducing to 1.681 x 1.837)

Radiator. Loft access. UPVC double glazed window to front elevation giving far reaching viewings to the front.

Bathroom

Vanity unit with wash hand basin and low flush W.C. Bath with shower above. Partially tiled walls. Tiled flooring. Radiator. Two double glazed windows to side elevation.

Garage 15'10" x 16'1" (4.832 x 4.909)

Detached double garage with power and light, and with overhead storage.

Parking

Off road parking for two vehicles.

Front Garden

Patio and lawned area with shrubbery. With far reaching views to the front.

Rear Garden

Large private patio area and additional lawned area above.

Please Note:

The postal address of the property is Woodside View but the road access and parking is on Feather Bed Lane. If using a Sat Nav to find the property, please enter Feather Bed Lane, Halifax. Do not use the postcode.

Council Tax Band

C

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.

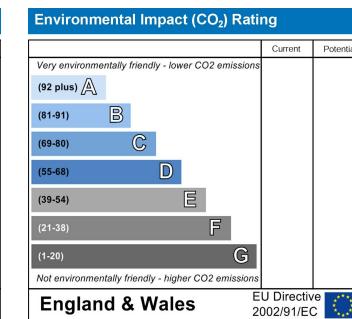
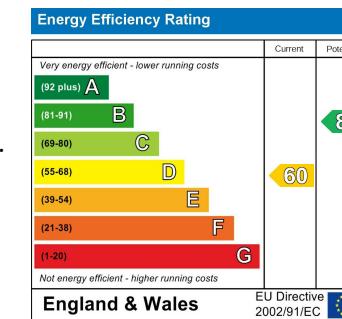
The three words designated to this property is:
phones.earth.loving

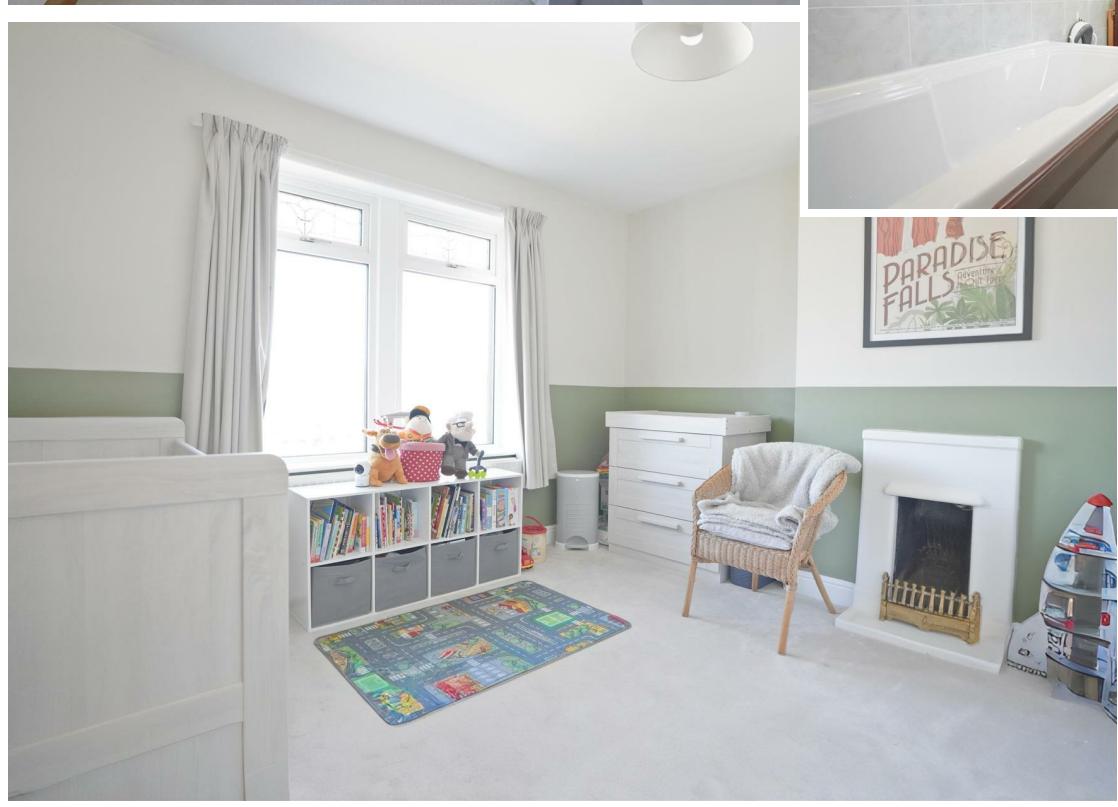
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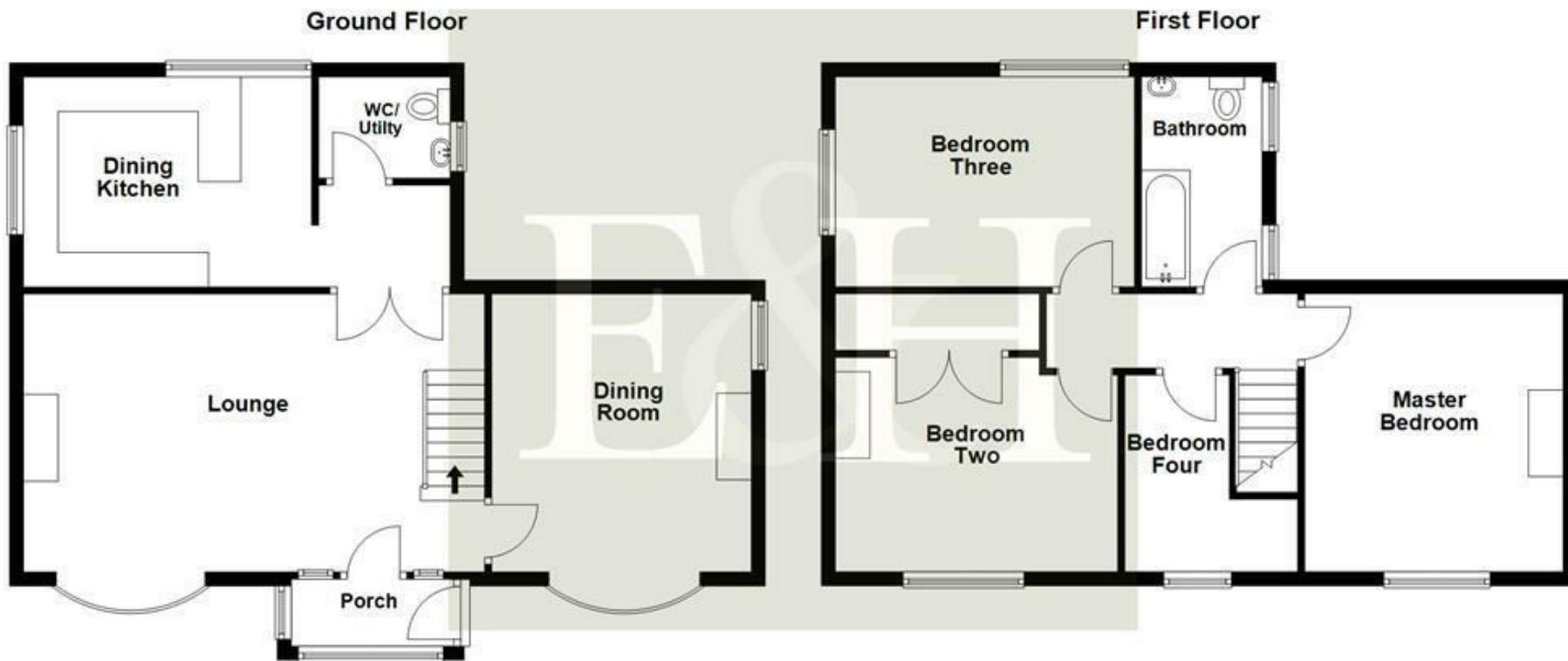
This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property 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.

We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only
Plan produced using PlanUp.

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