



Hoults Lane, Halifax, HX4 8HN
£165,000

E&H Edkins Holmes
ESTATE AGENTS

Offered with vacant possession, this charming two-bedroom cottage is located in the sought-after area of Greetland. The property has been thoughtfully updated, featuring a modern kitchen and a contemporary shower room, while still retaining the character and warmth of a traditional cottage.

To the rear, you'll find an enclosed garden, providing a private outdoor space ideal for relaxing or entertaining.

Perfect for first-time buyers, downsizers, or investors alike, this delightful home offers both comfort and convenience in a popular residential setting.



Lounge 12'3" x 14'4" (3.737 x 4.388)
Feature fireplace. Exposed beams. Access to cellar.
Radiator. UPVC double glazed door to rear elevation.
UPVC double glazed window to rear elevation.

Kitchen 5'6" x 17'2" (1.678 x 5.249)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Induction hob. Stainless steel cooker hood. Plumbing for washing machine. Integral dishwasher.

Landing
Stairs leading from kitchen. Stainless steel and glass balustrade. Airing cupboard housing boiler. UPVC double glazed window to rear elevation.

Bedroom One 9'6" x 11'1" (2.901 x 3.381)
Exposed stone chimney breast. Exposed beam. Loft access. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'3" x 11'2" (2.525 x 3.426)
Exposed stone. Exposed beam. Radiator. UPVC double glazed window to rear elevation.

Shower Room
Wash hand basin. Low flush W.C. Double shower cubicle. Fully tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

Rear Garden
Enclosed lawn and decking garden.

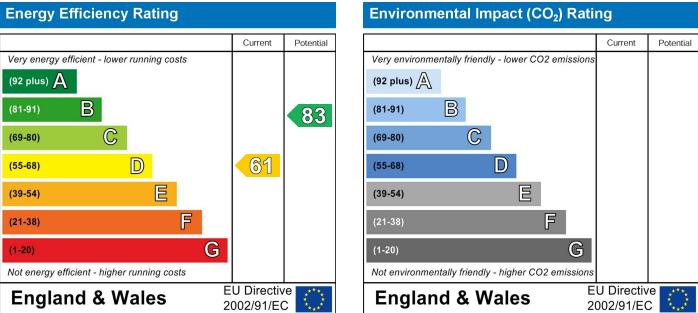
Council Tax Band
B

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:
ended.intend.lovely

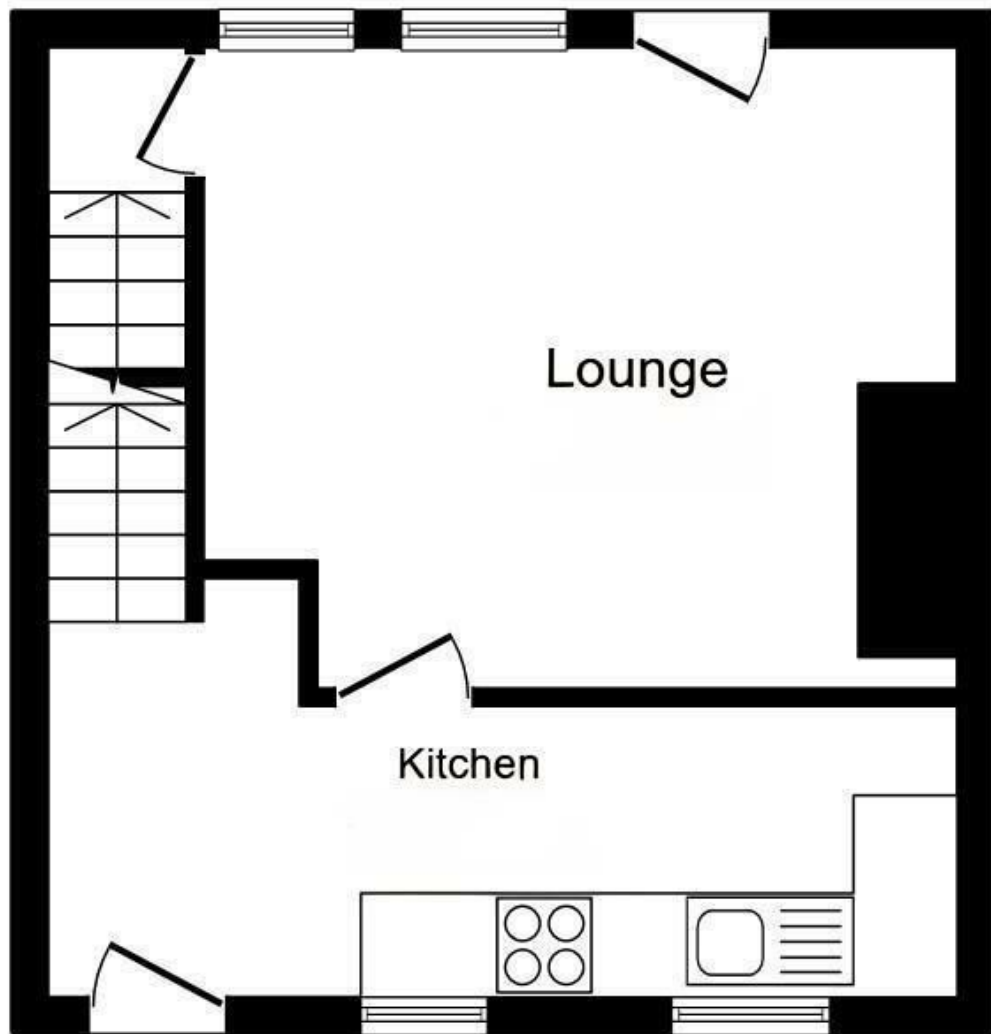
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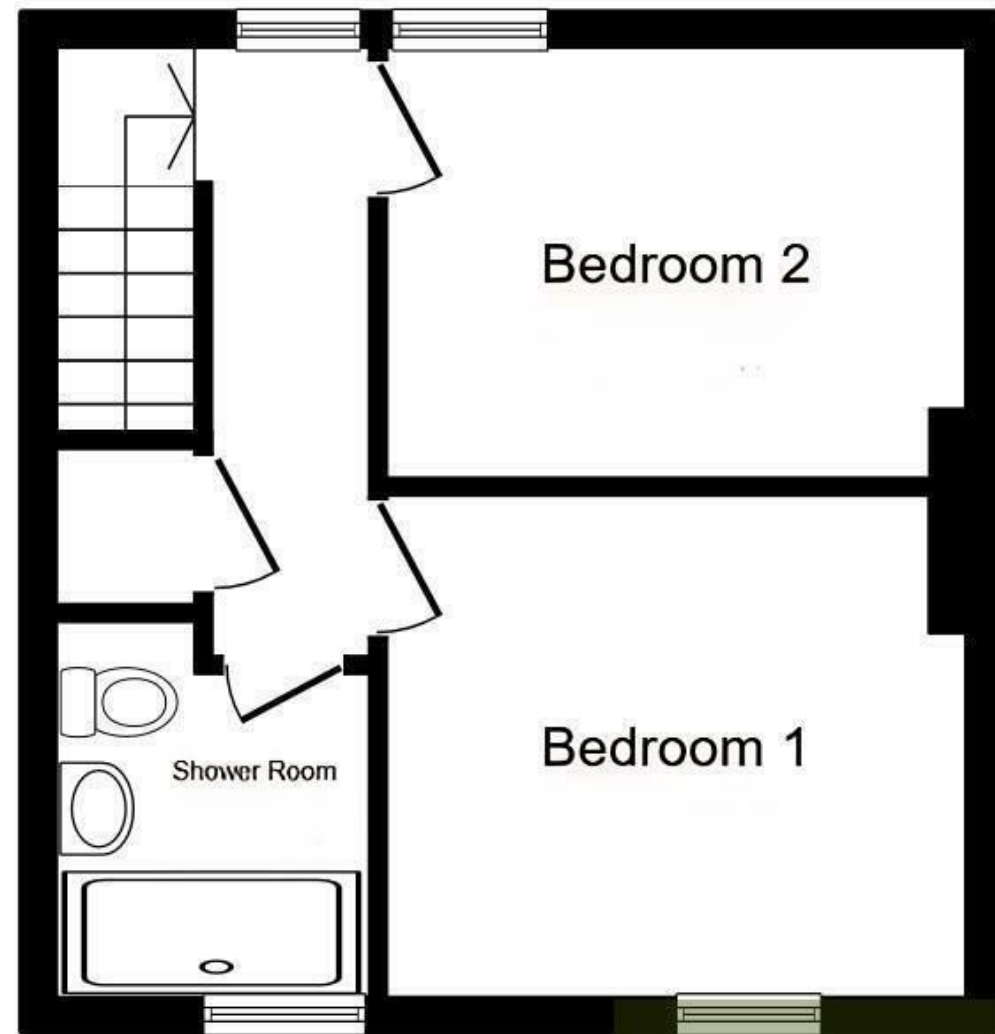








Ground Floor



First Floor

E&H