



Hoults Lane, Greetland, Halifax, HX4 8HW

£495,000

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This deceptively spacious and most versatile stone built, detached property can be utilised as a three bedroom detached property, or alternatively could have a separate ground floor, self contained annexe. The property has a spacious first floor master suite, with stunning views and 6 piece en suite bathroom which includes Jacuzzi bath. Accommodation to the ground floor comprises of a living room, breakfast kitchen, conservatory, breakfast room, cloakroom/WC and integral garage. To the lower ground floor, this has been previously used as a 1 bedroom annexe and has a master bedroom, en suite 5 piece bathroom, utility room and kitchen. To utilise the property as a 3 bedroom, detached residence would mean removing the kitchen in the lower ground floor to reinstate that room as a bedroom.

With gas fired central heating and uPVC double glazing, there is integral garaging, car port and stunning south facing views. Together with electrically gated access and situated in this stunning rural location, an internal viewing is highly recommended to appreciate the size, position and potential this property has to offer.

Energy Rating: TBA









## GROUND FLOOR:

Enter the property through a covered entrance porch which gives access to the main entrance hall which has a uPVC double glazed access door, with adjacent side window and leads into the main entrance hall.

### Entrance Hall

With 2 central heating radiators and in turn has a timber and glazed access door which leads into the lounge.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and a glass wash bowl with chrome mixer taps. There is a central heating radiator and sunken low voltage lighting.

### Lounge

19'5" x 13'5" average measurement (5.92m x 4.09m average measurement)

With 2 central heating radiators and uPVC double glazed windows to both front and rear elevations, the rear enjoying superb far reaching views. There is also an electric and pebble

effect fire which is set on to a marble effect hearth and backdrop, with fire surround and mantel. Retractable timber and glazed doors provide access to the sun lounge.

### Sun Lounge

13'0" x 6'3" (3.96m x 1.91m)

Being of uPVC double glazed construction and fitted with a tiled floor, 2 central heating radiators and 2 uPVC access doors, one of which give access to the front courtyard and one which gives access to the rear of the property.

### Dining Kitchen

14'7" max x 12'8" max (4.45m max x 3.86m max)

Fitted with a range of matching modern wall and base units with granite work surfaces and full tiling to the walls. There are a range of integrated appliances including a 6 burner gas Range with double oven and grill, wine cooler, dishwasher, peninsula breakfast bar with granite work surface, sunken low voltage lighting and uPVC double glazed windows to the rear which provide superb far reaching views.





### Breakfast Room

10'1" x 6'9" (3.07m x 2.06m)

Having a fully tiled floor and uPVC double glazed windows to the rear, which provide superb far reaching views.

### Integral Garage

18'1" x 8'9" (5.51m x 2.67m)

Having plumbing for a washing machine, tiled flooring, power and light points. An archway leads through to the utility area.

### Utility Area

7'10" x 4'10" (2.39m x 1.47m)

Having tiled flooring, uPVC double glazed French doors and a Belfast sink with hot and cold water.

### FIRST FLOOR:

A staircase with glazed balustrade leads to the first floor master bedroom.

### Master Bedroom

12'10" x 16'4" (3.91m x 4.98m)

Having 5 Velux windows which provide a flood of natural light and superb views. There is an additional uPVC double glazed window to the front and a set of timber double doors lead through to the en suite.

### En suite Bathroom

Having a superb 6 piece suite comprising of a low flush WC, bidet, twin vanity wash bowls set on to a wood plinth with free standing chrome mixer taps, deep sunk Jacuzzi bath with tiled surround and fully tiled walk-in power shower, with body jets. There is full tiling to the walls and floor and twin vanity mirrors with lighting above.

### LOWER GROUND FLOOR:

A staircase from the main entrance hall descends down to the

lower ground floor/annexe. This section of the property could be a self-contained annexe if required.

### Inner Hallway

With a central heating radiator.

### Lounge/Bedroom

12'9" x 12'0" max (3.89m x 3.66m max)

Having a central heating radiator, uPVC double glazed French doors which lead to the conservatory and an access door leads through to the en suite.

### En suite Bathroom

Furnished with a 5 piece suite comprising of a low flush WC, bidet, pedestal wash basin, deep sunk Jacuzzi bath with tiled surround, and a double width walk-in shower cubicle with power shower and body jets. There is a chrome ladder style radiator, sunken LED lighting and uPVC double glazed window.

### Bedroom 3 / Dining Kitchen

17'1" x 13'6" average measurement (5.21m x 4.11m average measurement)

Previously used as a spacious double bedroom, at present used as a dining kitchen. There is a range of matching wall and base units, with laminated work surfaces and upstands, inset stainless steel sink unit with mixer taps and side drainer, central heating radiator, gas cooker point with overhead extractor fan and light, and an electric/coal effect living flame fire which is set into a fire surround and mantel. A set of uPVC double glazed French doors give access to the conservatory.

### Conservatory

12'1" x 6'9" max (3.68m x 2.06m max)

Being of uPVC double glazed construction. There is an access door which leads to the rear garden.





### Utility Room

6'0" x 4'3" (1.83m x 1.30m)

Having full tiling to both the walls and floor, plumbing for a washing machine and vented for a tumble dryer.

### OUTSIDE:

To the front of the property there is electric wrought iron entrance gates with feature coach light which is set on to a stone pillar. There is access to the integral garage and covered car port. To the rear there is a garden area which is enclosed by mature hedgerow borders.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave our Elland office via Victoria Road travelling up the hill and following the road as it bends to the right and becomes Jepson Lane. Continue along this road as it becomes Long Wall. Take the right fork towards West Vale traffic lights and pass through the lights into Rochdale Road and after approximately ¼ mile take the right turning into Hoults Lane. Proceed up Hoults Lane where the entrance to Carriage Drive can be found on the right. Proceed up the hill and at the cross roads, bear to the right and the property will be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C.

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

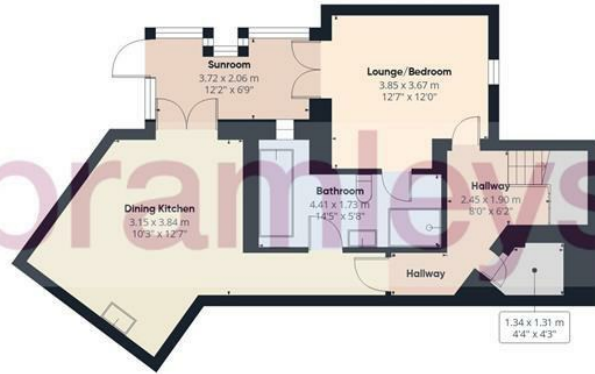
### VIEWINGS:

Please call our office to book a viewing on 01422 374811.









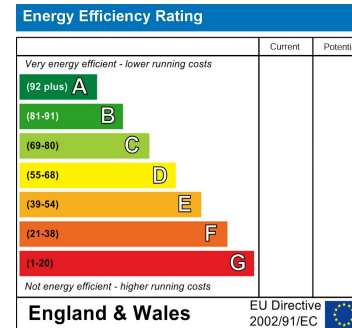
Floor -1



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

181.2 m<sup>2</sup>  
1950 ft<sup>2</sup>

Reduced headroom

2.9 m<sup>2</sup>  
31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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