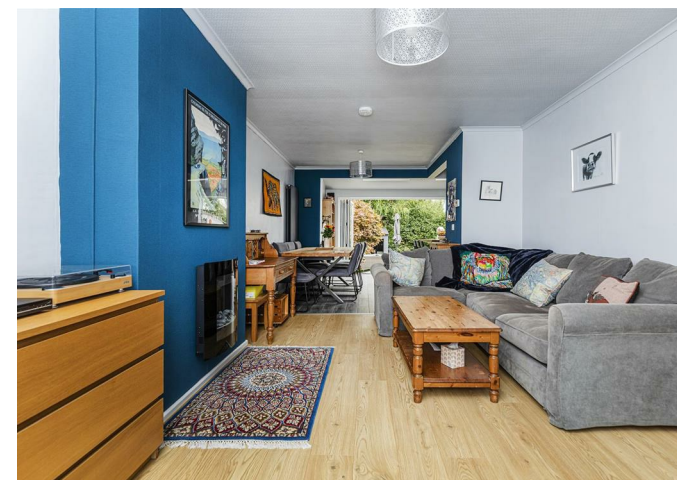




48 Ashfield Road, Greetland, Halifax, HX4 8HY
Offers Over £270,000

bramleys

Located in the heart of Greetland village, this beautifully presented semi-detached bungalow has been extended and modernised to offer deceptively spacious accommodation across two floors. The home now boasts a generous lounge, a striking open plan dining kitchen with bi-fold doors, three bedrooms, and a contemporary bathroom with the master bedroom benefiting from an en suite shower room. Outside, there are well-kept gardens to three sides, a decked entertaining space, patio and summer house, as well as a block-paved driveway providing off-road parking. Additionally, a converted garage building serves as a practical utility room. This property is perfect for a growing family or downsizers who want flexible living space in a well-connected and popular location close to shops, schools and the M62 motorway network.





GROUND FLOOR:

Entrance Hall

Entered via a composite front door, the entrance hall has wood effect laminate flooring, and staircase rising to the first floor with storage beneath.

Lounge

15'0" x 10'9" (4.57m x 3.28m)

A bright and spacious main reception room to the front of the property with wood-effect laminate flooring, ceiling coving, contemporary wall-mounted electric fire, uPVC window, and central heating radiator. The room is open plan to:

Family Dining Kitchen

14'6" x 15'9" max (4.42m x 4.80m max)

This impressive extended kitchen diner is flooded with light via two Velux skylights and bi-fold doors opening to the rear garden. Fitted with a stylish range of modern wall and base

units including a centre island, wood block worktops, and inset Astracast sink with mixer tap. Also features a built-in dishwasher, slimline wine fridge, space for a range-style cooker with extractor canopy, and American-style fridge freezer. Finished with wood-effect tiling to the floor, inset spotlights, and a contemporary vertical radiator.

Bathroom

Being fully tiled to the walls and floor, this modern bathroom is fitted with low flush WC and wash hand basin set to vanity, and an L shaped bath with thermostatic rain style shower over. Obscured window and chrome heated towel rail.

FIRST FLOOR:

Landing

With uPVC side window, loft access point, and built-in storage cupboard.





Master Bedroom

10'3" x 8'7" (3.12m x 2.62m)

This double bedroom has a uPVC window, central heating radiator, and sliding wardrobes to one wall providing ample storage. A door leads to:

En Suite Shower Room

Fitted with a three-piece white suite comprising enclosed shower with electric shower, wall-mounted wash hand basin, and low flush WC.

Bedroom 2

11'7" x 8'9" (3.53m x 2.67m)

A rear-facing double bedroom with uPVC window and central heating radiator.

Bedroom 3

8'3" x 7'11" (2.51m x 2.41m)

Ideal as a single bedroom or home office, with uPVC window to the rear elevation and central heating radiator.

OUTSIDE:

To the front, a block-paved level driveway provides off-road parking for two vehicles. Steps lead down to a pleasant lawned garden with established flower and shrub borders.

The side features a paved patio area, ideal for seating or storage.

To the rear, a large enclosed garden offers a mix of decked seating space, lawned areas, and a summer house, all providing a good degree of privacy.

External Utility/Store

11'0" x 8'0" (3.35m x 2.44m)

Accessed from the rear garden, this former garage has been converted into a fully functional utility room, offering power,

light, a sink unit, and plumbing for a washing machine and tumble dryer, plus extra storage space.

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:

From our Elland office, proceed up Victoria Road and bear right onto Jepson Lane, which becomes Long Wall. At the junction, bear right onto Rochdale Road and continue through the traffic lights towards Greetland village. Turn right after the convenience store onto Ashfield Road, and follow the road almost to the end. Number 48 is located on the right-hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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.

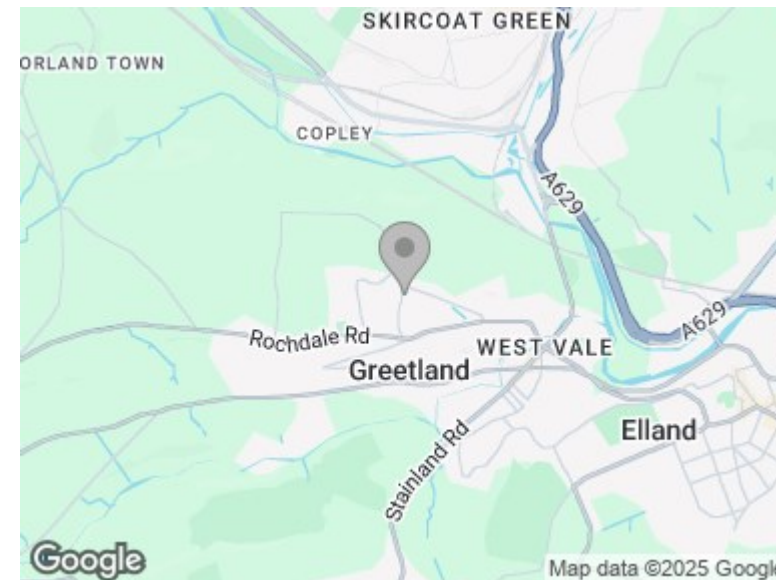
ONLINE CONVEYANCING SERVICES:

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.









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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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