



**Green Lane, West Vale, HX4 8DB**  
**Offers Over £205,500**

**E&H** Holmes  
ESTATE AGENTS

The modest exterior belies the extensive accommodation this three bedroom, mid terrace property. Having been upgraded throughout by the current owner this home has a modern dining kitchen and stylish house bathroom. The lower level has been converted to provide added living accommodation that would be great for home working, a teenager or to convert to a self contained flat.

The accommodation, in brief, comprises: Lounge, dining kitchen and inner hallway all to the ground floor. To the first floor are two double bedrooms and the house bathroom. There is a fantastic loft conversion providing a further room. The lower level offers multiple uses and consists of: Sitting room, summer lounge, shower room, utility, bedroom three and two cellar rooms. Externally there are yards to both front and rear.



### To the Ground Floor:

#### Lounge 16'3" x 14'10" (4.955 x 4.528)

T.V. and telephone points. Coal effect, living flame gas fire with marble fire place. Laminate flooring. Coving and ceiling rose. Two radiators. Composite front door. UPVC double glazed window to front elevation.

#### Dining Kitchen 11'11" x 9'4" (3.642 x 2.866)

Modern wall and base units with underlighting. Ceramic one and a half bowl sink. Tiled splash backs. Gas cooker point. Cooker hood. Integrated dishwasher. Designer radiator. UPVC double glazed window to rear elevation with views over Greetland and the viaduct.

#### Inner Hall

Cast iron and oak banister staircase. Radiator. Laminate flooring. UPVC double glazed window to rear elevation.

### To the Lower Level:

#### Bedroom Three/Sitting Room 13'3" x 11'9" (4.051 x 3.591)

Currently utilised as guest room. Ceiling spotlights. Radiator. Provides access to cellar rooms.

#### Sun Lounge 10'4" into recess x 8'5" (3.153 into recess x 2.572)

Ceiling spotlights. Tiled floor. Two skylights. UPVC double glazed French doors to rear. Underfloor heating.

#### Shower Room

Low flush W.C. Wash hand basin. Shower cubicle. Fully tiled walls and floor. Chrome towel radiator. Extractor fan. Ceiling spot lights.

#### Utility Room 3'11" x 4'2" (1.201 x 1.290)

Plumbing for washing machine. Boiler. Tiled floor.

#### Cellar Room One 14'7" plus recess x 10'7" (4.464 plus recess x 3.247)

Excellent potential to convert to further living accommodation.

#### Cellar Room Two 10'1" x 5'4" (3.082 x 1.629)

### To the First Floor:

### Landing

Stairs from inner hallway. Cupboard.

#### Bedroom One 14'1" x 10'8" to back of wardrobes (4.301 x 3.252 to back of wardrobes)

Built in wardrobes with sliding doors. Radiator. UPVC double glazed window to front elevation.

#### Bedroom Two 12'5" x 11'11" (3.788 x 3.639)

Provides access to attic room. Radiator. Two UPVC double glazed windows to rear elevation.

### Bathroom

Three piece suite comprising of low flush WC, vanity wash hand basin and bath with shower over. Partially tiled walls. Towel radiator. Ceiling spotlights. UPVC double glazed window to front elevation.

#### Loft Room 16'3" x 12'10" (4.975 x 3.919)

Wooden floor. Radiator. Velux window.

### Exterior

There are yards to both the front and rear of the property.

### Council Tax Band B

### Disclaimer

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