



Green Lane, Halifax, HX4 8BL
£240,000

E&H Edkins Holmes
ESTATE AGENTS

A Charming 2-Bedroom Cottage with character features and landscaped garden.

Nestled in the heart of sought-after West Vale, this beautifully modernised two-bedroom cottage seamlessly blends contemporary style with original character with every detail finished to a high standard. Offering the added benefit of an occasional room/snug and a vestibule area that the current owners use as an office space, this home provides flexible living space to suit a variety of needs.

The stylish dining kitchen is perfect for entertaining, the stable door leads out to a beautifully landscaped garden, featuring an Indian stone patio, low maintenance artificial lawn and a charming summer house with power, ideal for a home office or relaxing retreat. Whilst the modern shower room adds a touch of luxury.

This stunning home perfectly blends period charm with stylish design. Ideally located with excellent transport links to the M62 and nearby train stations.

This is a fantastic opportunity to own a unique home in a desirable location.



Ground Floor:

Entrance Porch

UPVC double glazed window to side elevation. Composite door to front elevation.

Entrance Hall

Wall panelling and dado rail. Radiator. Two UPVC double glazed windows to rear elevation. Door to porch.

Lounge 16'7" x 13'6" (5.073 x 4.117)

Electric stove. Radiator. UPVC double glazed windows with window shutters, to front and rear elevations.

Lower Ground Floor:

Snug 10'1" x 7'9" (3.077 x 2.372)

Vaulted ceiling. Radiator.

Office Space / Vestibule 4'11" x 6'11" (1.520 x 2.112)

Open plan to kitchen. Designer radiator.

Dining Kitchen 15'10" x 17'5" (4.850 x 5.334)

Feature fireplace. Exposed ceiling beams. Fitted kitchen with wall and base units. Two bowl Butler sink. Solid wood work surfaces. Dual fuel Range (available by separate negotiation). Cooker hood. Integrated washing machine. Built-in tumble dryer. Traditional style radiator. Composite stable door to rear elevation. UPVC double glazed window to rear elevation.

Cloakroom

Leading from the dining kitchen. Wash hand basin. Low flush W.C. UPVC double glazed window to rear elevation.

First Floor:

Landing

Stairs leading from entrance hall. Radiator. UPVC double glazed window to rear elevation.

Bedroom One 11'2" x 10'1" (3.412 x 3.075)

Fitted wardrobes. Exposed beams. Wall panelling. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 13'1" max x 7'5" max (4.004 max x 2.281 max)

Wall panelling and dado rail. Loft access (boarded). Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Front Garden

Secure front garden with artificial lawn and Indian stone patio.

Rear Garden

Enclosed garden with artificial lawn and Indian stone patio. Summer house with power.

Council Tax Band

B

Location

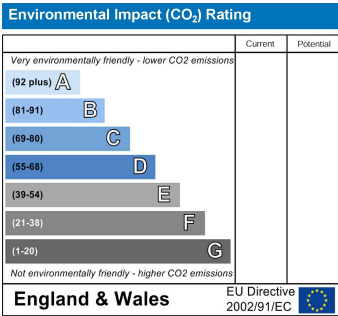
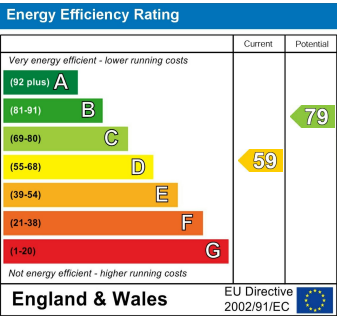
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

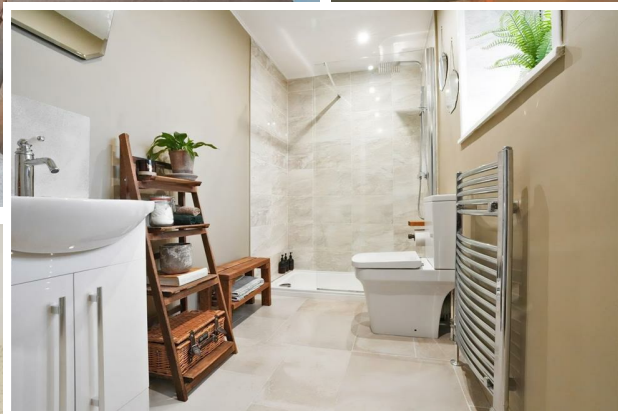
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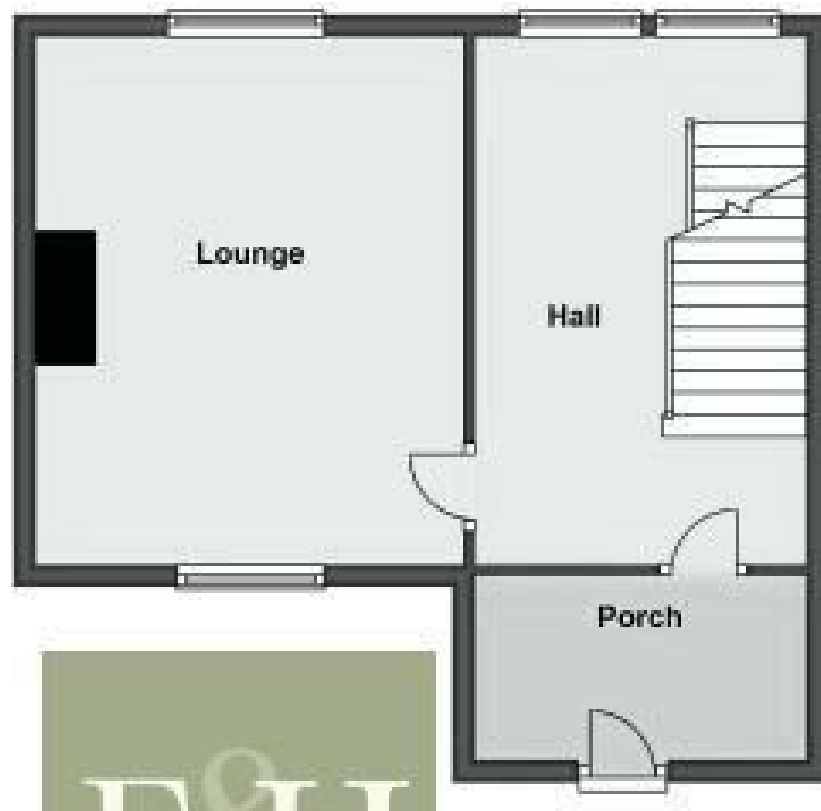
statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.



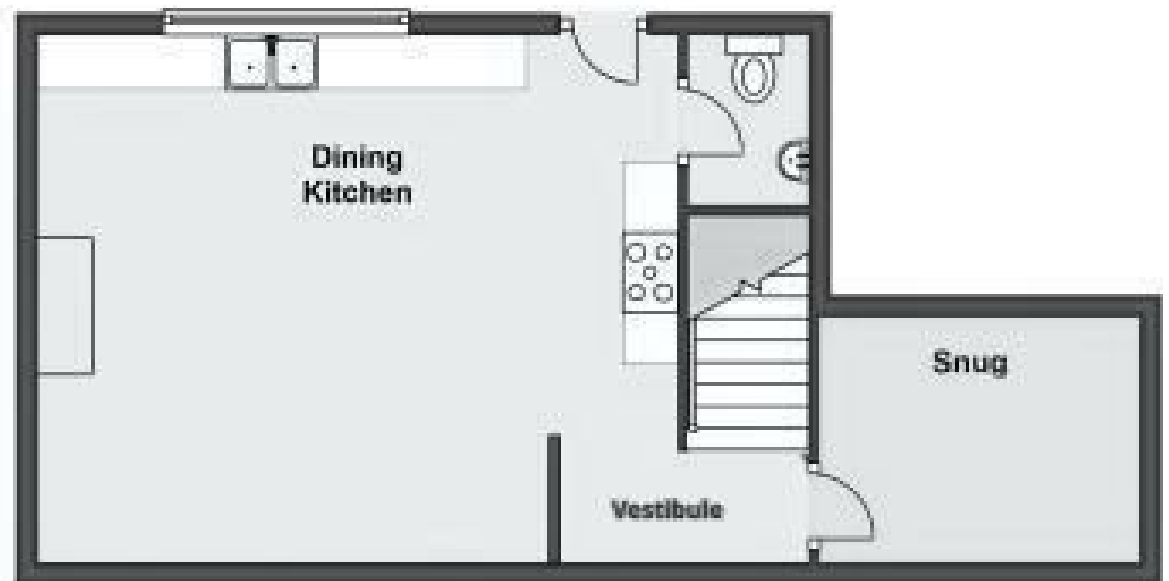




Ground Floor



Lowest Ground Floor



First Floor

