



Green Lane, Halifax, HX4 9JL
£335,000

E&H Holmes
ESTATE AGENTS

This spacious stone-built three-bedroom cottage offers an excellent blend of character, charm and versatile living accommodation. Full of traditional features including exposed beams, the property provides a warm and welcoming feel throughout whilst offering generous space ideal for modern family living.

The accommodation briefly comprises a bright dual-aspect lounge, allowing plenty of natural light to flow through the home, together with a fitted kitchen and an additional second reception room currently utilised as a dining room and snug, creating a flexible and sociable living space. A spacious entrance hall creates an inviting first impression, whilst the ground floor is further enhanced by the addition of a convenient cloakroom.

To the first floor are two large double bedrooms along with a well-proportioned third bedroom, offering flexible accommodation for families, professionals or those working from home. Externally, the property benefits from an enclosed front garden and driveway parking for two cars.

Situated in the popular village of Sowood, the property enjoys a semi-rural setting surrounded by beautiful countryside whilst remaining conveniently positioned for access to nearby towns including Halifax and Huddersfield. Sowood is well regarded for its scenic surroundings, local pubs and community feel, with a range of walking routes and outdoor spaces nearby. Excellent transport links and access to local schools further add to the appeal of this charming cottage.



Entrance Porch

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

Spacious Entrance Hall

Radiator. Stable door leading to porch.

Cloakroom

Wash hand basin. Low flush W.C. UPVC double glazed window to front elevation.

Lounge 18'0" x 18'0" (5.491 x 5.503)

Coal effect gas fire. Exposed beams. Two radiators. Two UPVC double glazed windows to front and side elevations.

Dining Room / Second Reception Room 18'0" x 10'7" (5.490 x 3.235)

Exposed beams. Radiator. UPVC double glazed window to front elevation.

Kitchen 7'1" x 13'7" (2.181 x 4.144)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Eye level electric oven. Gas hob. Extractor hood. Plumbing for washing machine. Plumbing for dishwasher. Boiler. UPVC double glazed window to rear elevation.

Landing

Stairs from Entrance Hall. Exposed beams.

Bedroom One 18'2" x 18'2" (5.542 x 5.539)

Exposed beam. Two radiators. Two UPVC double glazed windows to front and side elevations.

Bedroom Two 18'1" x 10'7" (5.515 x 3.234)

Wash hand basin. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'6" x 14'3" (2.305 x 4.358)

Radiator. Two UPVC double glazed windows to rear elevation.

Bathroom 9'6" x 10'7" (2.914 x 3.249)

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Partially tiled. Cupboard. Radiator. UPVC double glazed window to front elevation.

Parking

Driveway parking for two cars.

Front Garden

Enclosed lawn and patio garden with shed.

Council Tax Band

D

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:
muddle.smoker.headsets

Disclaimer

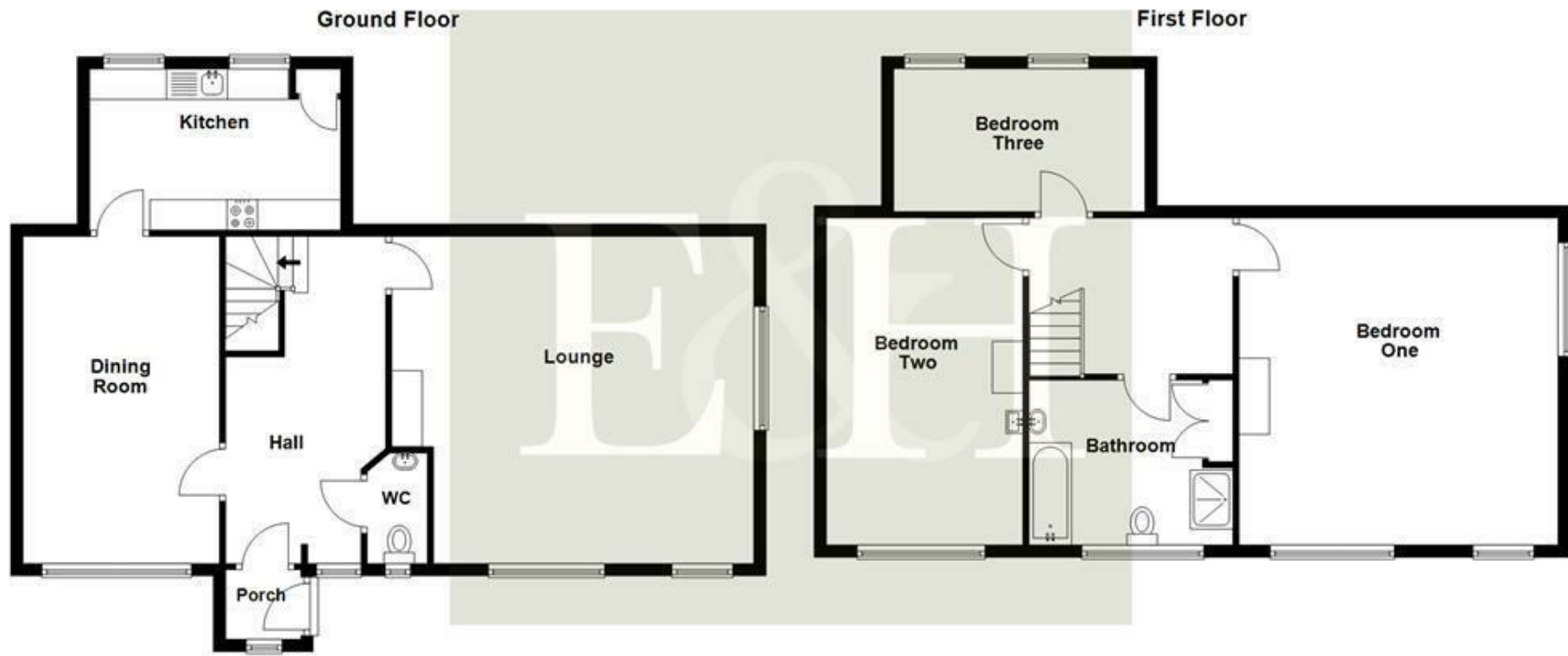
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	







All measurements are approximate and for display purposes only
Plan produced using PlanUp