



Ashfield Road, Halifax, HX4 8HY  
£185,000

**E&H** Edkins Holmes  
ESTATE AGENTS



## Charming Stone-Built Two Bedroom Mid-Terrace in Greetland

Nestled in the heart of Greetland, this delightful stone-built mid-terrace home blends character and comfort beautifully. The property features a traditional-style kitchen, full of charm and practicality, and a cosy yet spacious lounge, complete with a log burner—perfect for relaxing evenings.

Upstairs, the spacious master bedroom offers a peaceful retreat, while the luxurious four-piece bathroom boasts a freestanding bath, adding a touch of elegance.

To the rear, an enclosed patio garden provides a private outdoor space, ideal for entertaining or unwinding.

With its characterful features and sought-after location, this home is ideal for those looking for a mix of tradition and modern comfort.



**Lounge 14'9" x 12'4" (4.504 x 3.767)**  
Log burner. Radiator. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

**Kitchen 10'0" x 9'11" (3.060 x 3.025)**  
Fitted kitchen with wall and base units. Belfast sink. Solid wood work surfaces. Rangemaster dual fuel cooker (available by separate negotiation). Extractor fan. Plumbing for washing machine. Boiler. Understairs cupboard. Designer radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

**Cellar**  
Access via kitchen. Light and power. Provides ample storage.

**Landing**  
Stairs leading from kitchen.

**Loft**  
Loft access via pull down ladder (boarded). Provides a great amount of storage.

**Bedroom One 12'7" x 12'4" (3.857 x 3.781)**  
Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 12'2" x 4'11" (3.725 x 1.507)**  
Radiator. UPVC double glazed window to rear elevation.

**Bathroom**  
Wash hand basin. Low flush W.C. Freestanding bath with mixer taps and shower head. Separate shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

**Front Garden**  
Shingle garden with raised flowerbed.

**Rear Garden**  
Enclosed patio garden.

**Council Tax Band**  
A

**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:  
smiles.dive.asking

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