



Green Lane, Halifax, HX4 8BL
£1,400

E&H Edkins Holmes
ESTATE AGENTS

A Four bedroom semi detached property in this popular residential area of West Vale. Ideally located for access to local amenities and schools and just a short drive to the M62 Junction 24 this house is ideally suited to a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom with a staircase leading to the attic room. Externally there is a driveway leading to the detached single garage. There is a low maintenance garden to the rear and a lawn garden to the front.

SORRY NO PETS

Rent: £1,400

Holding Fee: £323



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Lounge 16'2" x 11'10" (4.939 x 3.607)
Electric stove. Radiator. UPVC double glazed window to front elevation and understairs cupboard.

Dining Kitchen 9'9" x 15'2" (2.980 x 4.645)
Newly fitted kitchen with a good range of wall and base units finished with quartz worktops. Electric hob. and hood. Plumbing for washing machine. Built in fridge/freezer and electric oven. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Landing
Stairs leading from entrance hall. Stairs leading to attic room. UPVC double glazed window to side elevation.

Bedroom One 14'0" x 9'1" (4.271 x 2.781)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 12'0" x 9'1" (3.677 x 2.775)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'8" x 6'0" (2.346 x 1.831)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Newly installed bathroom with Low flush W.C. and hand wash unit, bath with rainfall shower over. Chrome towel radiator. UPVC double glazed window to rear elevation.

Bedroom Four 11'9" x 11'10" (3.586 x 3.632)
Undereaves storage housing boiler. Radiator. Two Fakro skylights.

Detached Garage
Detached single garage with up and over doors.

Parking
Driveway parking for one car.

Front Garden
Lawn garden with mature planting.

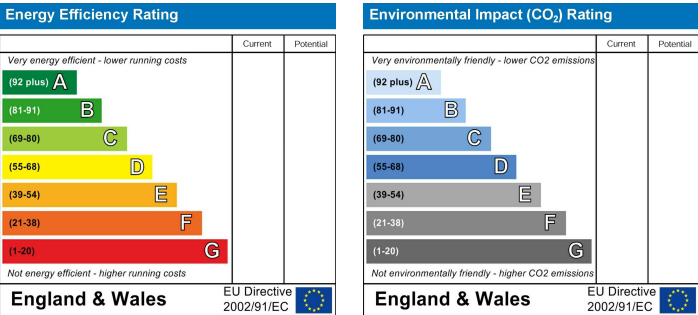
Rear Garden
Decking and artificial lawn garden with rockery.

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.

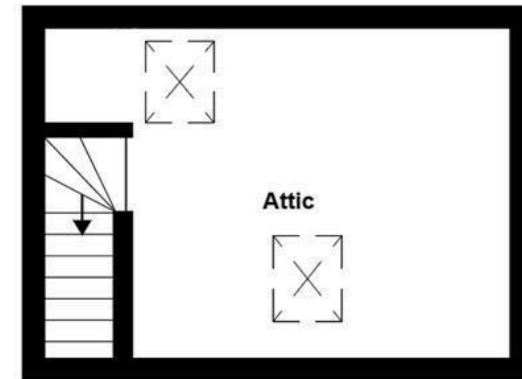
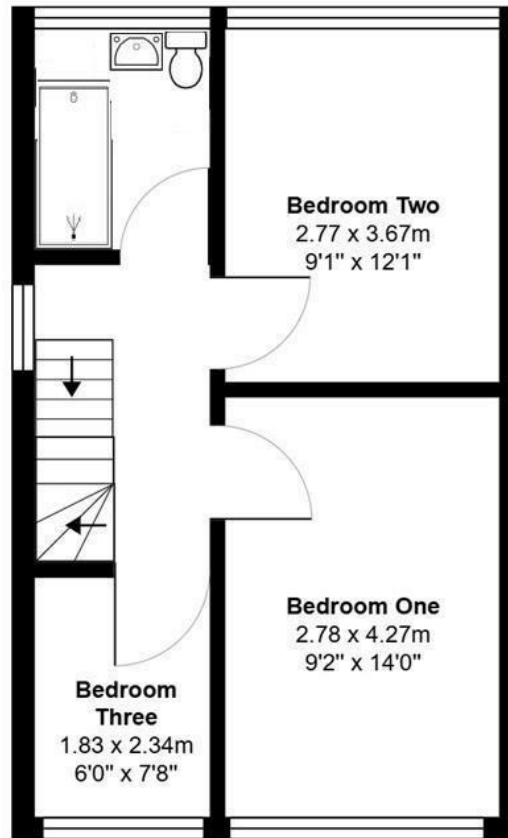
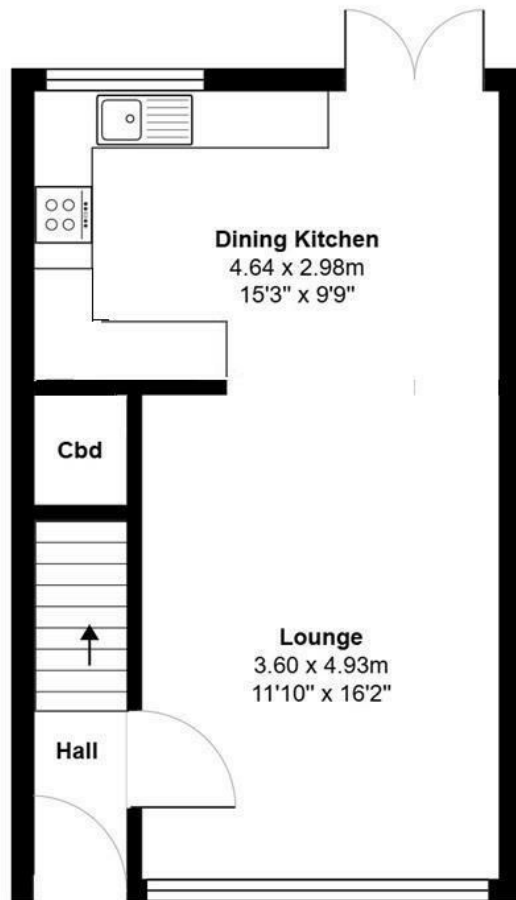
The three words designated to this property is:
bottle.slides.desks

Lettings Disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.









All measurements are approximate and for display purposes only