



**Green Lane, Halifax, HX4 8BL**  
**£1,200**

**E&H** Edkins Holmes  
ESTATE AGENTS



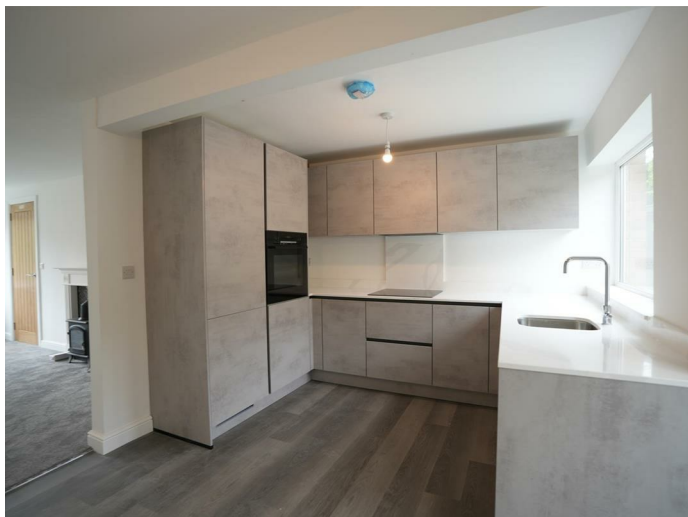
A Four bedroom semi detached property in this popular residential area of West Vale. Ideally located for access to local amenities and schools and just a short drive to the M62 Junction 24 this house is ideally suited to a young or growing family.

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: £1,200

Holding Fee: £276



**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.

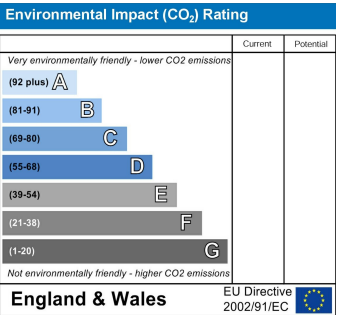
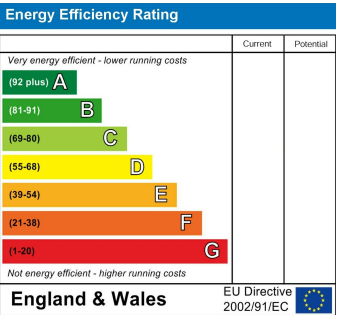
**Rear Garden**  
Decking and artificial lawn garden with rockery.

**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.

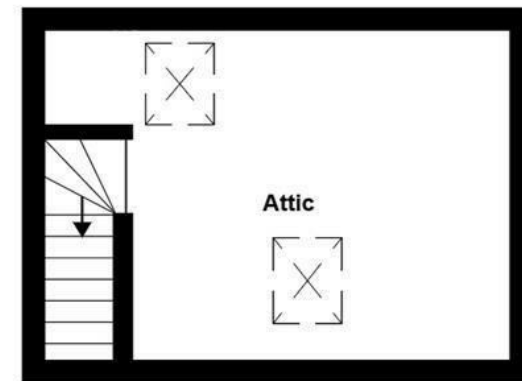
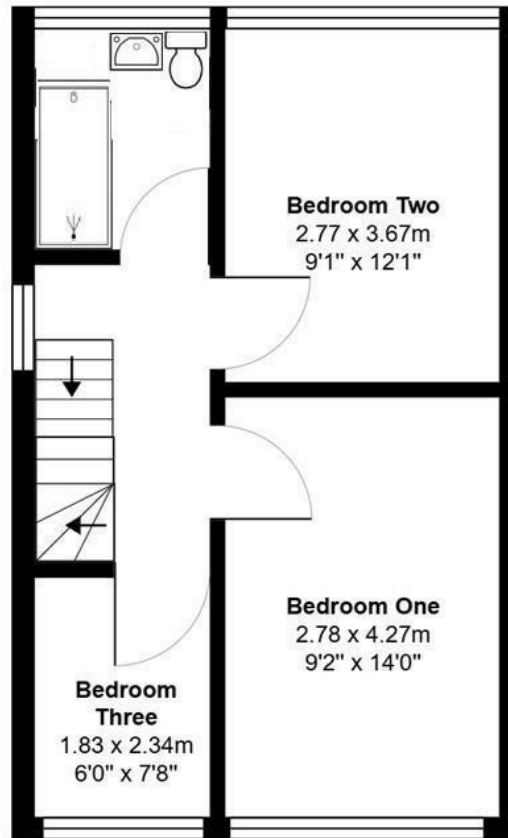
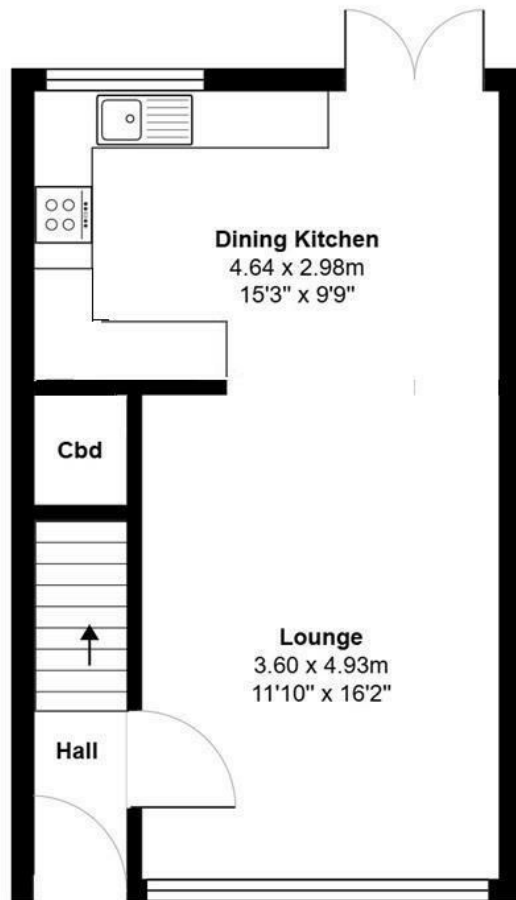












All measurements are approximate and for display purposes only