



Hoult's Lane, Halifax, HX4 8HN  
£165,000

E & H  
Edkins Holmes  
ESTATE AGENTS

Offered with vacant possession, this charming two-bedroom cottage is located in the sought-after area of Greetland. The property has been thoughtfully updated, featuring a modern kitchen and a contemporary shower room, while still retaining the character and warmth of a traditional cottage.

To the rear, you'll find an enclosed garden, providing a private outdoor space ideal for relaxing or entertaining.

Perfect for first-time buyers, downsizers, or investors alike, this delightful home offers both comfort and convenience in a popular residential setting.



### Lounge 12'3" x 14'4" (3.737 x 4.388)

Feature fireplace. Exposed beams. Access to cellar. Radiator. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

### Kitchen 5'6" x 17'2" (1.678 x 5.249)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Induction hob. Stainless steel cooker hood. Plumbing for washing machine. Integral dishwasher.

### Landing

Stairs leading from kitchen. Stainless steel and glass balustrade. Airing cupboard housing boiler. UPVC double glazed window to rear elevation.

### Bedroom One 9'6" x 11'1" (2.901 x 3.381)

Exposed stone chimney breast. Exposed beam. Loft access. Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 8'3" x 11'2" (2.525 x 3.426)

Exposed stone. Exposed beam. Radiator. UPVC double glazed window to rear elevation.

### Shower Room

Wash hand basin. Low flush W.C. Double shower cubicle. Fully tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

### Rear Garden

Enclosed lawn and decking garden.

### 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.

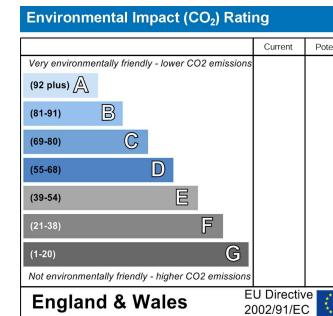
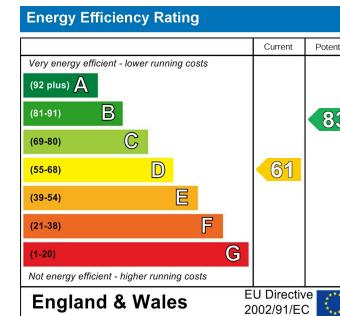
The three words designated to this property is:

ended.intend.lovely

### Disclaimer

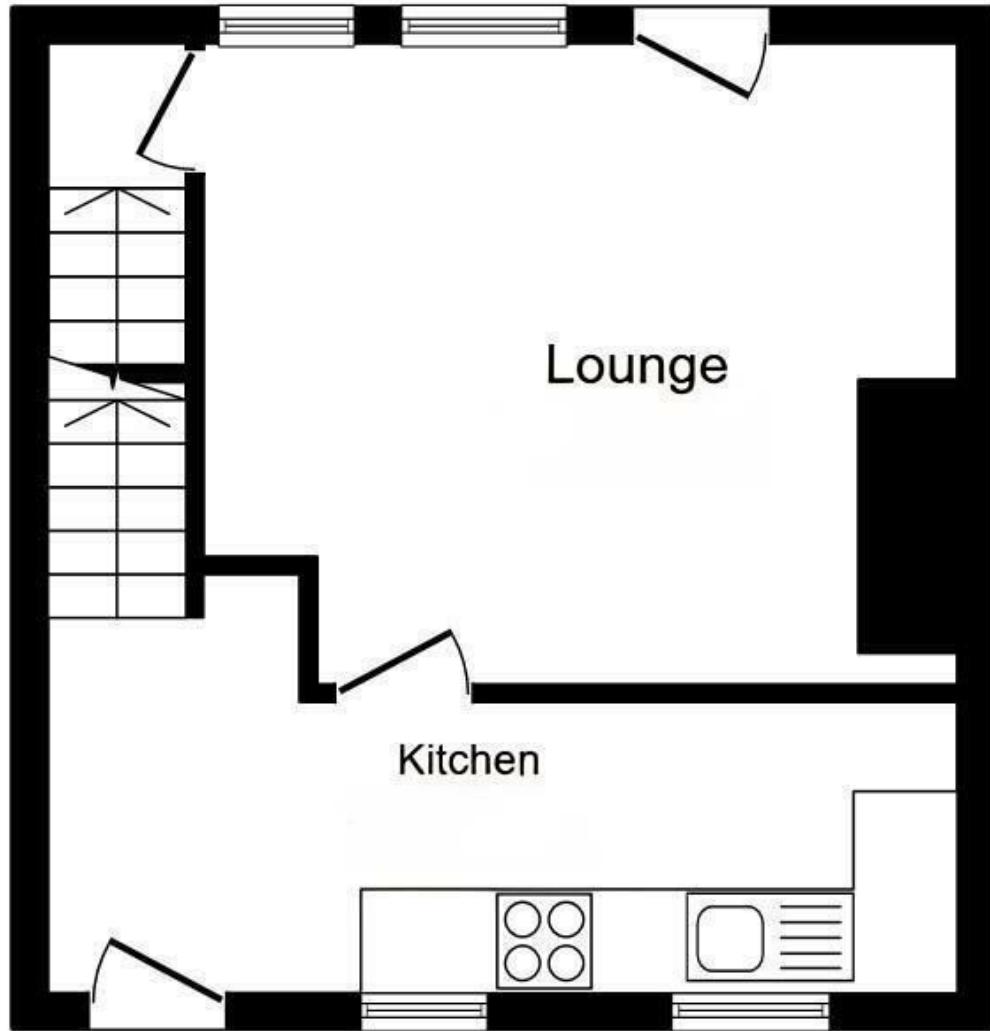
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We are not a member of a client money protection scheme.

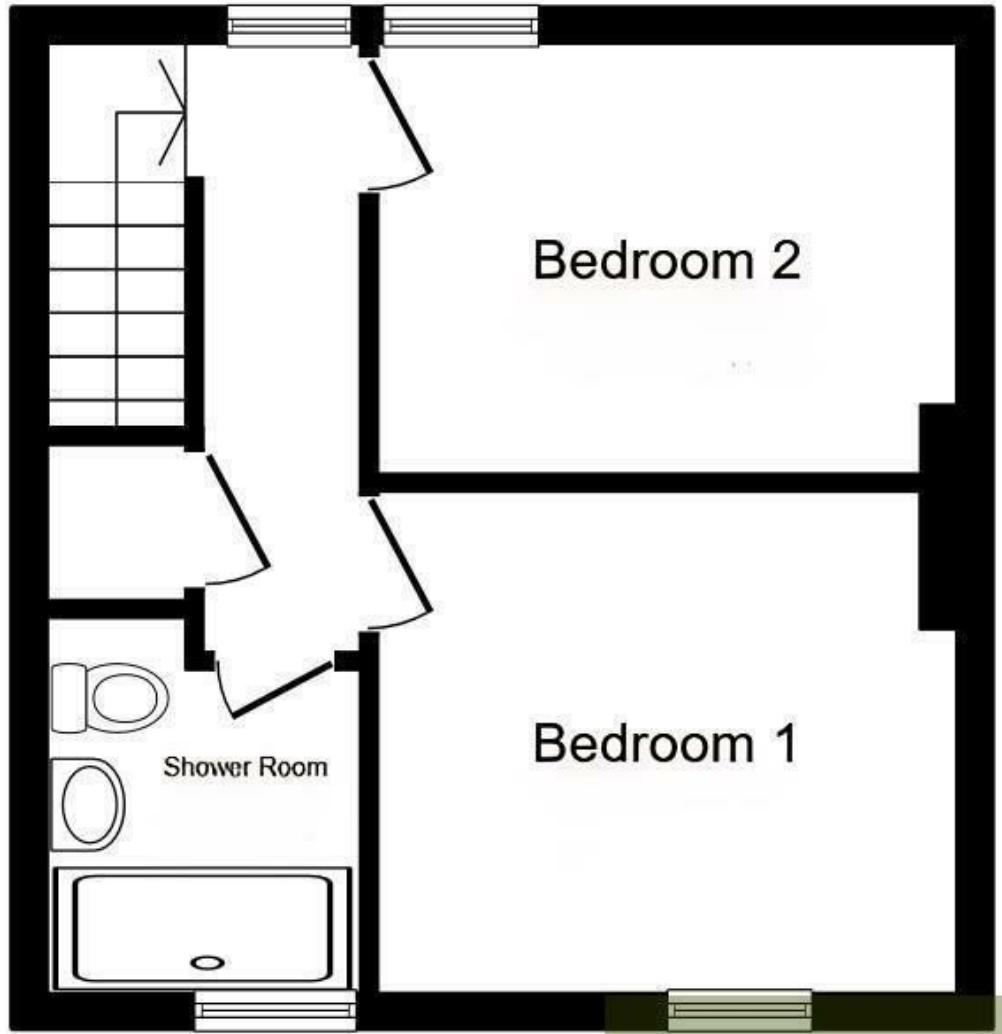








## Ground Floor



## First Floor

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