



Saddleworth Road, Halifax, HX4 8LZ  
£300,000

E & H  
Edkins Holmes  
ESTATE AGENTS

A rare opportunity to acquire a characterful three-bedroom detached home, historically formed from three cottages, with the added benefit of a self-contained annexe offering excellent flexibility for multi-generational living, guest accommodation or potential rental use.

Located on Saddleworth Road in the popular village of Greetland, the property enjoys excellent transport links and is ideally positioned within walking distance of local primary schools and the wide range of amenities, shops, cafés and services available in nearby West Vale.

The main house has recently undergone a programme of renovation following smoke damage, including the installation of a modern fitted kitchen and bathroom, UPVC double glazing, and full redecoration throughout. It is worth noting that the property currently has no central heating system installed.

The annexe is situated above the garage and comprises a studio-style living and sleeping area with a separate bathroom. There is further potential to incorporate this space into the main residence or to convert the garage to provide additional annexe accommodation, subject to any necessary consents.

Externally, the property benefits from off-road parking for up to three vehicles to the front and a tiered garden to the rear, which offers scope for improvement and landscaping.



### Entrance Hall

UPVC double glazed door to front elevation.

### Lounge 15'4" x 16'6" (4.678 x 5.054)

Two UPVC double glazed windows to front elevation.

### Second Reception Room 15'1" x 12'8" (4.612 x 3.865)

Open to lounge via stone arch. Exposed beams. UPVC double glazed window to front elevation.

### Kitchen 7'5" x 19'8" (2.276 x 5.995)

Newly fitted kitchen with base units. Stainless steel one and a half bowl sink. Plumbing for washing machine. Beko halogen Range cooker (included). Access to cellar. UPVC double glazed door to rear elevation. UPVC double glazed windows to rear and side elevation.

### Vaulted Cellar 7'5" x 33'9" (2.281 x 10.296)

Power and light.

### Landing

Stairs leading from Entrance Hall. Exposed beams.

Cupboard. Two UPVC double glazed windows to rear elevation.

### Bedroom One 9'9" x 12'9" to wardrobes (2.977 x 3.900 to wardrobes)

Fitted wardrobes. Exposed beams. Two UPVC double glazed windows.

### Bedroom Two 12'2" x 9'8" (3.714 x 2.947)

UPVC double glazed window to front elevation.

### Bedroom Three 8'7" x 6'10" (2.636 x 2.100)

UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Corner bath with mixer taps. Partially tiled. Electric heater. UPVC double glazed window to rear elevation.

### Annexe:

### Entrance Hall

Stairs to annex. UPVC double glazed front door.

### Studio Room 10'4" x 16'9" (3.153 x 5.115)

Electric fire. Stainless steel sink. Cupboard. Two UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath. Electric heater.

### Garage 15'3" x 13'2" (4.660 x 4.027)

Up and over doors. Power. Light. Access to cellar.

### Rear Garden

Tiered garden.

### Parking

Driveway for multiple vehicles.

### Council Tax Band

C

### 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:

vets.camp.glaze

### 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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