



**96 Saddleworth Road**

Greetland, HX4 8BA

**£650 PCM**





A partially refurbished stone built terrace property providing convenient location for a single occupant or couple who are looking for convenient access to the various amenities available in sought after West Vale. The accommodation is set across three floors, with a shared yard to the rear, convenient storage throughout, and pavement frontage onto Saddleworth Road.

West Vale's vibrant centre offers convenience stores, popular eateries, takeaways, bistros and bars, along with boutique independent retailers. Its situation along commuter links to Halifax, Huddersfield, and within a short driving distance to Junctions 25/26/27 of the M62 motorway.

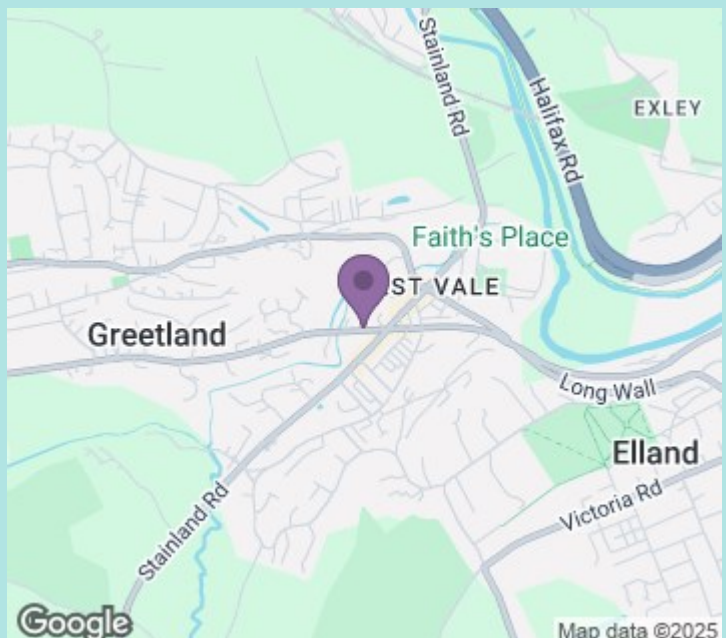
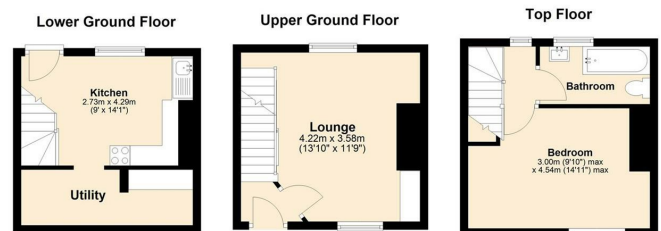
#### Accommodation:

The property is accessed directly from Saddleworth Road at upper ground floor level. A timber door leads to a convenient entrance vestibule area with heavy duty flooring. Main living area has dual aspect windows and convenient shelving to the alcove. Moving downstairs there is a kitchen at lower ground floor level with a range of base, drawer and wall units, under counter refrigerator, and cooker. Off to the side is a further utility area leaving ample room for additional white goods, plumbing for a washing machine, and further work surfaces. To the upper floor is a double bedroom to the front, and house bathroom to the rear with half tiling, and a white suite to include low flush WC, sink pedestal, and bath with over bath shower, screen, and heated towel rail.

#### Location:

Welcome to West Vale. The property sits in a convenient location adjacent to the local cricket field. The area has a central high street offering easy access to day-to-day necessities as well as more occasional requirements such as barbers and beauticians. Whilst the property favours an individual needing pedestrian access to these facilities and commuter links, there is unrestricted parking along the immediate frontage on a first come first serve basis.

Council tax band: A  
EPC rating: D  
Deposit: £750



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