



Woodside View | Greetland | Halifax | HX4 8BP

Offers over £160,000



SHERIDAN  
BAILEY  
PROPERTY



## Woodside View | Greetland

### Halifax | HX4 8BP

Offers over £160,000

Excellent first time buyer opportunity! Well presented, 2 bed mid terrace property in Greetland, Halifax, with front garden and rear patio plus added benefit of a parking space.

Tucked away in Woodside View, Greetland this property offer space and a quiet location. Off road parking is available and also there is a designated parking space to the rear of the property. Property is approached via a pathway from the road and leads to a row of terraces.

The property briefly comprises, entrance hall, light and spacious living room, good sized kitchen with access to private rear patio. On the first floor there are 2 double bedrooms and a house bathroom.

Externally the property benefits from front garden and rear patio with steps up to much valued rear parking.

Book your viewing now, this property will not be around long!

- 2 bed mid terrace property, perfect for First Time Buyers
- Front garden and private rear patio
- Designated parking space
- Spacious rooms throughout

### Entrance Hall

Front door opens up into hallway. Staircase to first floor landing. Newly carpeted. Door off to ground floor accommodation.

### Living Room

Spacious and light Living Room with large window to front elevation. Laminate wood effect flooring. Feature fireplace with surround and hearth with electric fire. Ample space for double sofas and furniture. Door off to Kitchen







### Kitchen

Great sized Kitchen to rear of property with rear access to patio. The kitchen comprises, range of matching cream wall and base units with solid wood work tops over. Integrated appliances include, electric single oven with 4 burner gas hob and stainless steel extractor over, fridge, and freezer. Plumbing for washing machine. Ceramic Belfast style double sink with mixer taps over. Plenty of cupboard storage and food preparation space. Door off to more storage.

### Staircase to 1st floor landing

### Master Bedroom

Generously sized double bedroom with large window to front elevation. Fitted double wardrobes and top cupboards.

### Bedroom 2 / Home Office

Double bedroom with window to rear elevation. Perfect Home Office space if bedroom not required

### Bathroom

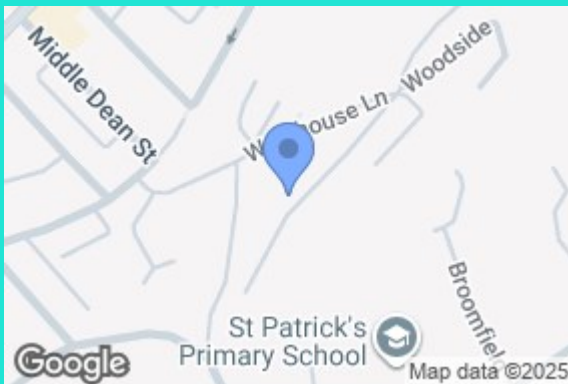
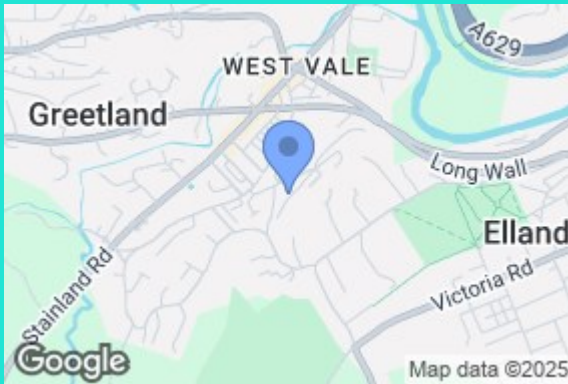
Partially tiled Bathroom comprising, single shower cubicle with electric shower, bath, low level WC, wash handbasin, chrome heated towel rail and frosted window to rear elevation.

### Outside Areas

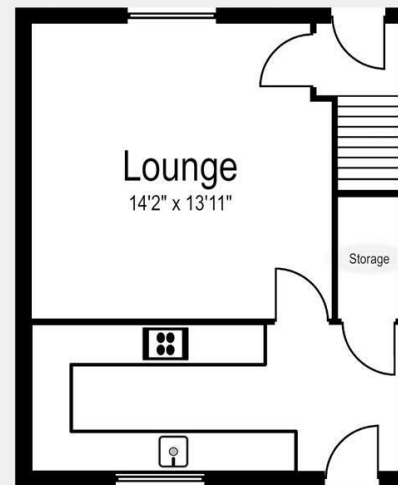
The property benefits from a front garden across the path immediately in front of the property. This is predominately laid to lawn with flagged path, secured by fencing to 3 sides. To the rear of the property is a private flagged patio area, perfect for garden furniture and BBQ. Importantly not overlooked. Steps up from patio lead to rear of property and designed parking space.

### Directions

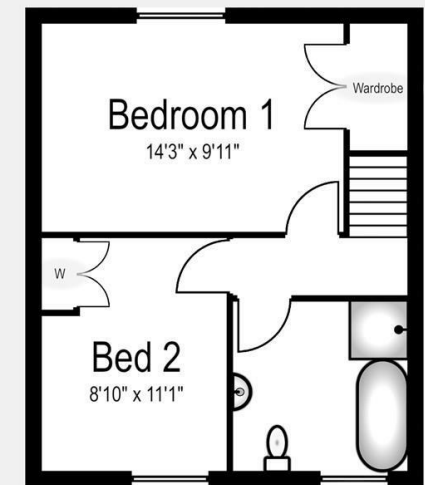
Proceed along Workhouse Lane, Greetland, continue to follow the road into Woodside, past the no through road sign and "Day Nursery sign" Continue up to lane and park ideally on off road parking to left. Property is accessed via a gravel pathway with wood railings leading to Woodside View and row of terraced properties.



## Front Ground



## 1st Floor



**HX4 8BP**  
Internal - 725ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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