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THE PROPERTY AGENTS



£499,950

Greenfield House, 1 & 3 Ladhill Lane, Greenfield, Saddleworth, OL3 7JW

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We are extremely proud to present to the market Greenfield House a unique and charming detached stone built double fronted property set on the outskirts of Greenfield Park in the heart of the village. A rare opportunity to acquire this spacious and unexpected accommodation which is set over 3 levels comprises open plan lounge / kitchen / dining area, storage room/ utility, 2 x WC's and kitchen diner to the ground floor, stairs off to first floor which boasts a large open plan lounge, kitchen and dining room, master bedroom with en-suite and fitted robes, double doors out from landing to balcony with outdoor seating area, shower room, stairs up to second floor which offers 2 double bedrooms one with walk in storage cupboard currently used as a wardrobe, WC room to landing. Fully Upvc double glazed, gas centrally heated and neutrally decorated throughout creates a cosy and comfortable homely vibe. Externally the property is surrounded by greenery and offers stunning views over the park and Saddleworth moors with a court yard style garden area to the rear providing direct gated access to the park. This stunning home is a credit to its current owners and comes with planning permission which is available to view on request, offering opportunities for any buyer to split the property into a ground floor 2 bedroom and a first/second floor 3 bed apartment or convert the existing layout to provide a 5 bedroom home. Once used as part commercial providing the local community with a thriving ice cream parlour from the ground floor. The current layout means it could easily be suitable for various uses such as the ground floor level being occupied as a granny flat / teenagers hideout / living etc. Viewing is essential to fully appreciate this beautiful home.

Entrance Hallway

3'8 x 5'2 (1.12m x 1.57m)
Laminate flooring, spotlight, neutral decor. stairs off to first floor

Kitchen/Diner

8'4 x 18'5 (2.54m x 5.61m)
Front facing, range of fitted wall and base units in White finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, plumbing for washer, laminate flooring, under unit lighting, spotlights, neutral decor. Door leading to WC and rear space.

Downstairs WC

3'9 x 6'5 (1.14m x 1.96m)
Rear facing, two piece bathroom suite in white comprising sink and toilet, heated chrome towel rail, tiled splashback, laminate flooring, spotlights, radiator, neutral decor.

Lounge/Kitchen

19'10 x 16'0 (6.05m x 4.88m)
Three windows to the front and side, laminate flooring, range of fitted wall and base units in White finish with complimentary worktops. Inset sinks and drainer with mixer taps over, laminate flooring, spotlights, neutral decor. Doors leading to utility, WC and rear space.

Downstairs WC

5'0 x 6'9 (1.52m x 2.06m)
Rear facing, two piece bathroom suite in white comprising sink and toilet, heated chrome towel rail, tiled splashback, laminate flooring, spotlights, radiator, neutral decor.

Utility Room

9'3 x 6'8 (2.82m x 2.03m)
Laminate flooring, plumbing for washer and dryer, neutral decor.

First floor landing

leading to all first floor rooms, carpeted, neutral decor, double doors to top of the stairs onto balcony, radiator, spotlights, leading to staircase to second floor.

Master Bedroom

8'2 x 14'0 (2.49m x 4.27m)
Front facing, carpeted, built in wardrobes, door leading to en-suite

En-Suite

2'9 x 6'3 (0.84m x 1.91m)
Front facing, three piece bathroom suite in white comprising sink and toilet, shower cubicle with panelled walls, heated chrome towel rail, tiled splashback, vinyl flooring, neutral decor.

Lounge/Kitchen/Dining

10'9 x 23'4 (3.28m x 7.11m)
Front and rear facing, with windows to the front, and rear providing light and airy living space, carpeted, two radiators, fireplace with surround and hearth, neutral decor. Kitchen area: range of fitted wall and base units in White finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, laminate flooring, under unit lighting, spotlights.

Family Shower Room

7'1 x 5'9 (2.16m x 1.75m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower cubicle with panelled walls, heated chrome towel rail, tiled splashback, vinyl flooring, neutral decor.

Stairs to second floor

Stairs to bedrooms two, three and bathroom, carpeted, neutral decor, double doors to top of the stairs to wc, radiator, spotlights, leading to staircase to second floor.

Bedroom Two

10'1 x 12'4 (3.07m x 3.76m)
Rear facing, carpeted, spotlights, velux window, storage cupboards, neutral decor.

Wardrobe

6'8 x 11'7 (2.03m x 3.53m)
Carpeted, velux window, neutral decor.

Bedroom Three

Rear facing, carpeted, radiator, spotlights, velux window, storage cupboards, neutral decor.

WC

5'6 x 4'0 (1.68m x 1.22m)
Front facing, velux window, two piece bathroom suite in white comprising sink and toilet, tiled splashback, heated chrome towel rail, vinyl flooring, neutral decor.

Externally

The property is situated on a quiet country lane and pavement fronted. At the rear there is a private paved garden with gates to both sides of the property providing direct access into the park.

Tenure

The property is freehold.

Stamp Duty

Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property
You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025
Property or lease premium or transfer value SDLT rate
Up to £125,000 Zero
The next £125,000 (the portion from £125,001 to £250,000) 2%
The next £675,000 (the portion from £250,001 to £925,000) 5%
The next £575,000 (the portion from £925,001 to £1.5 million) 10%
The remaining amount (the portion above £1.5 million) 12%
Example
In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:
• 0% on the first £125,000 = £0
• 2% on the second £125,000 = £2,500
• 5% on the final £45,000 = £2,250
• total SDLT = £4,750

Directions

