



**Green Royd, Mount Tabor Halifax HX2 0UE**



**welcome to**

**Green Royd, Mount Tabor, Halifax**

A beautiful four bedroom family home benefitting from a Kitchen/Diner, Utility room, Home office, Driveways and Garage/workshop which has planning permission to convert to a two bedroom cottage. Call us now to book your viewing!



### **Entrance Hall**

Enter the property through UPVC door to the front into entrance hall with carpeted flooring, ceiling light point and gas central heating radiator.

### **Downstairs W/C**

Comprises of low flush w/c, wash hand basin set in vanity unit, ceiling light point and laminate flooring.

### **Lounge**

16' 5" x 16' 2" ( 5.00m x 4.93m )

With carpeted flooring, gas central heating radiator, exposed stone fireplace, multi-fuel fire, double glazed window to the front, ceiling light point and two wall lights.

### **Second Reception Room**

17' 4" x 11' 4" ( 5.28m x 3.45m )

Currently used as an office with laminate flooring, strip lights, double glazed window to the front, gas central heating radiator and UPVC door to the front.

### **Kitchen**

18' 7" x 10' 7" ( 5.66m x 3.23m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, oven, gas hob, wood flooring, two strip lights, six spot lights, two double glazed windows to the rear and gas central heating radiator.

### **Utility Room**

10' 5" x 6' 3" ( 3.17m x 1.91m )

Fitted wall and base units incorporating sink and drainer, plumbing for washing machine and dryer, tiled flooring and strip light.

### **Landing**

With carpeted flooring and two ceiling light points.

### **Bedroom One**

16' 6" max x 13' 8" max ( 5.03m max x 4.17m max )

With carpeted flooring, two fitted wardrobes, double glazed window to the front, gas central heating radiator, two wall lights and two ceiling light points.

### **Ensuite**

En suite comprises of shower cubicle, wash hand basin, low flush w/c, vinyl flooring, tiled walls, four spot lights and heated towel rail.

### **Bedroom Two**

17' 2" max x 11' 2" ( 5.23m max x 3.40m )

With carpeted flooring, fitted wardrobe, gas central heating radiator, double glazed window to the front and ceiling light point.

### **Bedroom Three**

11' 5" x 10' 5" ( 3.48m x 3.17m )

With carpeted flooring, ceiling light point, fitted wardrobe and gas central heating radiator.

### **Bedroom Four**

12' 3" max x 10' 3" max ( 3.73m max x 3.12m max )

With carpeted flooring, two wall lights, houses the boiler and has french door to the side that leads to the astro turf.

### **Bathroom**

Three piece suite comprises of panel bath, wash hand basin, w/c, vinyl flooring, gas central heating radiator.

### **Garage**

23' 4" x 17' 3" ( 7.11m x 5.26m )

Garage with electric, lighting and electric door. With planning permission to convert in to a two bedroom cottage.

### **Outside**

Two driveways and lawned garden with fenced boundary to the front, to the rear tiered garden with paved, lawn and astro turf area.



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welcome to

## Green Royd, Mount Tabor Halifax

- MOUNT TABOR LOCATION
- FOUR BEDROOMS & TWO RECEPTION ROOMS & UTILITY ROOM
- GARAGE WITH PLANNING PERMISSION FOR A 2 BED COTTAGE
- DRIVEWAY
- STUNNING VIEWS

Tenure: Freehold EPC Rating: D

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX111841 - 0005

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