

5 The Trading Post 12 Green Lane, Greetland, Halifax, HX4 8EH

Offers Over £75,000

- : Extremely Popular & Convenient Location
- : Exposed Stone Work & Beams
- : Open Plan Living Room & Kitchen
- : Easy Access to M62 Motorway
- : Realistically Priced
- : First Floor Apartment
- : Double Bedroom
- : Ideal For First Time Buyer or Property Investor
- : Easy Access To The Amenities Of Greetland & Elland
- : Viewing Strongly Recommended

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Situated in this extremely convenient and popular residential location lies this attractive one bedroomed first floor apartment which will be of special interest to the first time buyer or property investor. The property briefly comprises an entrance hall, spacious living room with modern fitted kitchen, double bedroom, modern bathroom, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Greetland and Elland as well as easy access to Halifax town centre and the M62 motorway network. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.



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1



1



D

Council Tax Band: A



ENTRANCE HALL

One double radiator, inset spotlight fittings to ceiling and a fitted carpet.

Double doors to

LIVING ROOM

14'8" x 13'1"

KITCHEN AREA

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and the central heating boiler.

LIVING AREA

With two uPVC double glazed windows to the front elevation, exposed stone work to two walls, inset spotlight fittings, two double radiators.

From the Entrance Hall a door opens into the

BATHROOM

With modern white three piece suite comprising hand wash basin with mixer tap, low flush WC and panelled bath with mixer shower tap. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, extractor fan and chrome heated towel rail/radiator.

From the Entrance Hall a door opens to

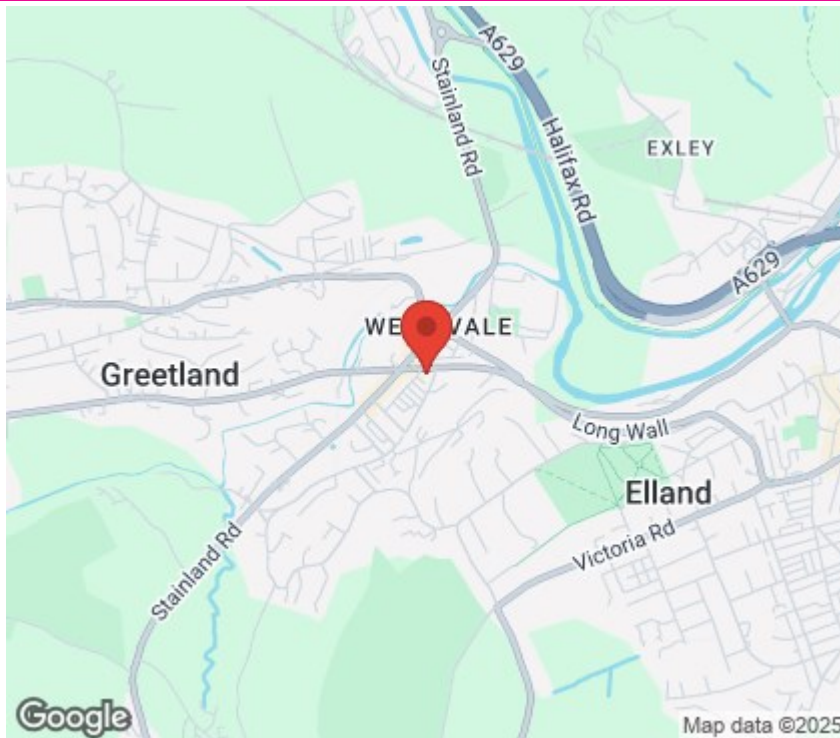
DOUBLE BEDROOM

8'8" x 13'3" narrowing to 11'1"

With uPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling, and one double radiator.

GENERAL

The property is leasehold on a 100 year lease commencing 2004 ground rent 311.01 per annum and service charge 1140 per annum. The property is in council tax band A.



Directions

SAT NAV HX4 8EH

Viewings

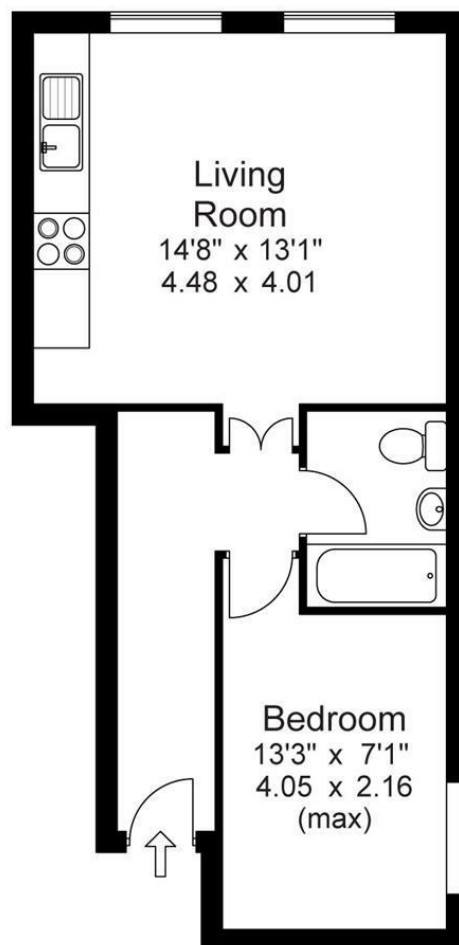
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 402 Sq. Feet
= 37.4 Sq. Metres



For illustrative purposes only. Not to scale.