





# 23 SPRING LANE

GREETLAND | HX4 8JL

This detached bungalow stands in more than 1/3 acre of grounds and is located in an elevated position off this quiet lane in Greetland and enjoys panoramic views over the valley.

The accommodation in this well-loved home includes a generously proportioned living room, fitted dining kitchen, two double bedrooms, shower room, utility and cloakroom.

Outside there are landscaped gardens to front and rear which include lawns, balcony, patio and rockeries as well as generous off-road parking and two single garages.

The property benefits from NO UPWARD CHAIN



## ACCOMMODATION

Entrance Hall  
Sitting Room  
Dining Kitchen  
Utility Room  
Cloakroom  
Bedroom 1  
Bedroom 2  
Shower Room

## EXTERIOR

Single Garage  
Single Garage / Workshop

COUNCIL TAX

E

EPC RATING

D

### INTERNAL

The property is entered into the entrance hall via an entrance vestibule.

The delightful sitting room enjoys far-reaching views through the sliding French windows that open directly onto a balcony and features a marble effect fireplace housing an electric fire.

The spacious, dual aspect, dining kitchen houses timber units with an island incorporating the 1½ bowl sink. Equipment includes an electric oven, four-ring gas hob with extractor hood over and an integrated sink and fridge. An external door gives direct access to the garden and adjacent parking. The utility room is accessed from the dining kitchen and houses base and wall units with stainless steel sink, plumbing for a washer, space for a fridge freezer and dryer. There is a two-piece cloakroom accessed from the utility room.

There are two double bedrooms, both being dual aspect; bedroom 1 enjoys far-reaching views across the valley. They are complemented by a four-piece shower room comprising walk-in shower, WC, bidet, and a range of cupboards incorporating the wash basin.

The loft is boarded and accessed from the hallway via a drop-down ladder.

### EXTERNAL

The property is accessed via a tarmac drive, there is a level parking area for several cars at the bottom of the drive plus additional parking below the property and to the rear. There is a single garage at the top of the drive and a second garage / workshop to the front of the property offering potential to create a home office or 'Granny flat'. There is a sloping garden to the front of the property with shrub borders, greenhouse and timber potting shed.

### LOCATION

Spring Lane is a pleasant lane located off Martin Green Lane and away from busy traffic. There are excellent village schools just a short walk away as well as local shops and a park. The more extensive amenities of West Vale, including a health centre, bars, restaurants and mini supermarkets, are just a short drive away.

There is a regular bus service and the M62 (J24) is within 15 minutes' drive with a mainline railway station at nearby Sowerby Bridge providing access to Manchester, Leeds and beyond.

### SERVICES

All mains services. Gas underfloor heating with heat exchange vents providing fresh air. Boiler is located in the utility room.

### TENURE

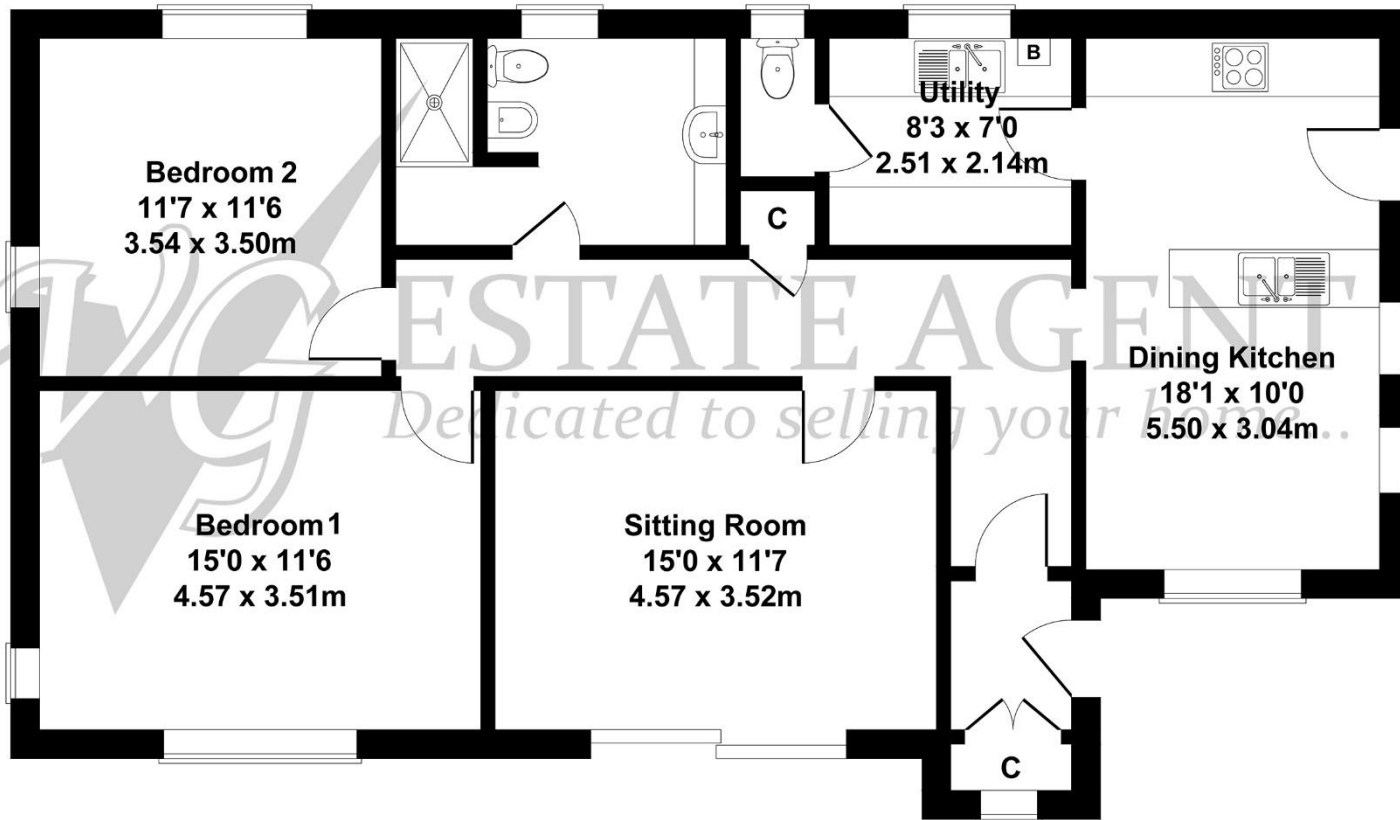
Freehold.

### DIRECTIONS

From Ripponden take the Elland Road uphill passing the Fleece Inn and continue on this road for 1.5 miles passing the Spring Rock Inn and the Sportsman Inn. Continue past the redbrick semi-detached houses and directly opposite the barn conversion on the left turn right into Martin Green Lane. Take the next sharp left turn onto Spring Lane, continue downhill and the property can be found on the left (fifth drive down), identified by our For Sale board. For viewing purposes please park on the level area at the bottom of the drive on the right hand side.



Approximate Gross Internal Area  
1023 sq ft - 95 sq m





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