

VG

ESTATE AGENT

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# CRAWSTONE KNOWL

GREETLAND | HX4 8PX

An exciting opportunity has arisen for someone to purchase this charming period cottage set in delightful, well-tended gardens and enjoying fabulous rural views

Accommodation includes a sitting room, fitted dining kitchen, utility porch, two bedrooms and three-piece shower room.

Outside there is generous parking to the front of the property in front of the single detached garage. The delightful private garden is located to the front, side and rear of the property and is largely laid to level lawn with mature borders along with a timber framed greenhouse and timber potting shed.

The rear garden abuts open fields and fabulous far-reaching views can be enjoyed.



## GROUND FLOOR

Entrance Vestibule  
Sitting Room  
Dining Kitchen  
Utility Porch  
Inner Hallway

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Shower Room

COUNCIL TAX

Band B

EPC RATING

TBA



### INTERNAL

From the front aspect the cottage is entered via an entrance vestibule into the spacious sitting room which features timber beams and an open stone fireplace housing a multi-fuel stove. From the sitting room there is an inner hallway with shelving and staircase rising to the first floor. The dining kitchen is also accessed from the inner hallway.

The dining kitchen features a stone flagged floor and is fitted with a range of solid timber units with complementary work surfaces. Equipment includes a 1½ bowl sink, electric oven with four-ring gas hob and extractor hood over. Integrated appliances include a fridge-freezer and dishwasher. There are two windows to the side elevation and French doors from the dining area lead to the front garden. To the rear of the dining kitchen a door gives access to the utility porch which has plumbing for a washer and space for a dryer. An external door gives access to the rear garden.

There are two bedrooms to the first floor cottage complemented by a recently installed shower room comprising corner shower cubicle, WC and basin.

### EXTERNAL

There is a tarmac driveway affording parking in front of the detached single garage.

To the front of the property is a level garden bordered by stone walls and comprising a large level lawn bordered by mature borders. To the side elevation of the property, adjacent to the timber greenhouse is an area with vegetable beds and the rear garden is laid to level lawn bordered by mature borders and stone walls, which abut the fields behind. Completing the garden is a timber potting shed.

### LOCATION

Crawstone Knowl is within a mile of excellent village schools at both Barkisland and Greetland. There is a village post office and general store, cricket and golf clubs, and country pubs all within easy reach. The more extensive amenities of West Vale and Elland which include health centres and pharmacies are just a short drive away.

M62 - J22 & J24 are within 15 minutes' drive affording speedy access to the motorway network, Manchester and Leeds. Mainline Railway Stations are at Sowerby Bridge and Halifax and there are local bus routes.

### SERVICES

All mains services, boiler for cottage located in utility porch.

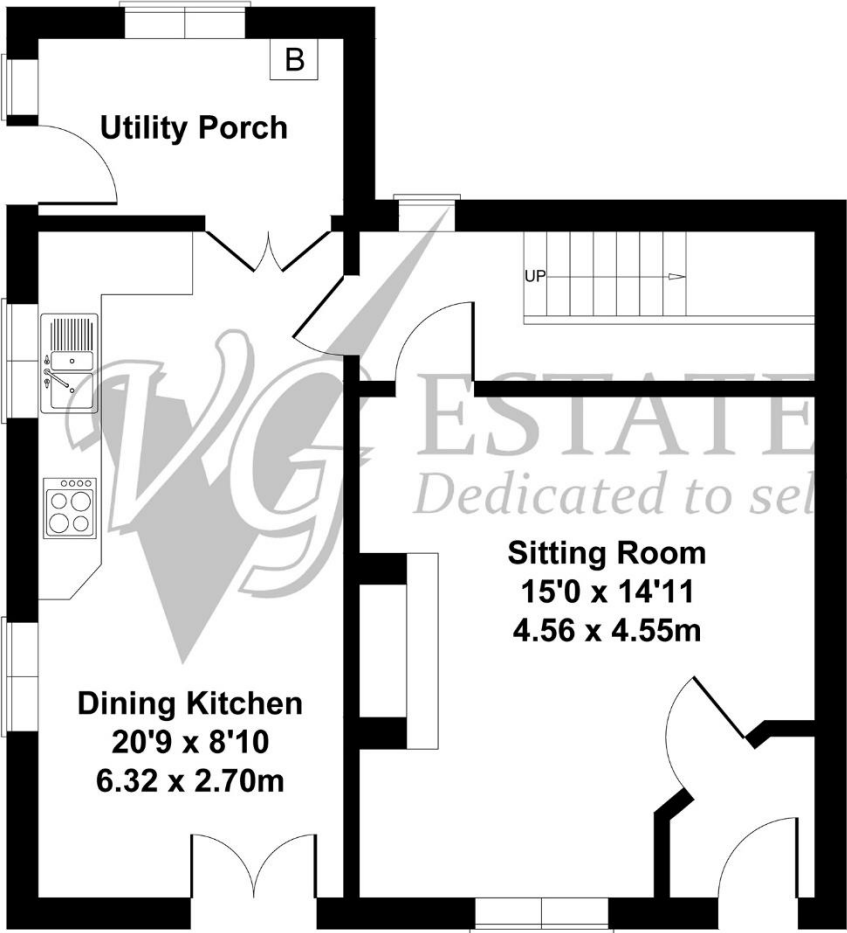
**TENURE** Freehold.

### DIRECTIONS

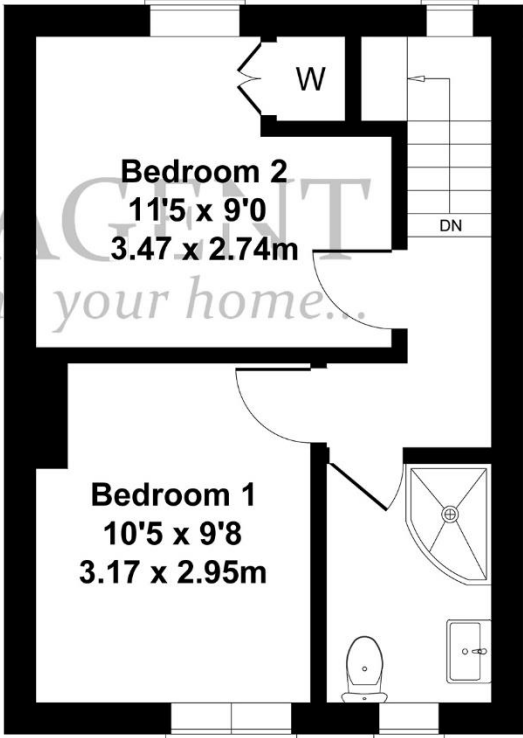
From Ripponden take the Elland Road uphill, passing The Fleece Inn and keep on this road for a couple of miles into Greetland. On entering Greetland, proceed past the Sportsman Inn and Turbury Lane. Take the second left turn up the private lane and Crawstone Knowl is the first entrance on the left. For viewing purposes it may be easier to park on Rochdale Road and walk to the property.



Approximate Gross Internal Area  
850 sq ft - 79 sq m



GROUND FLOOR



FIRST FLOOR







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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.