







12 CLAY HOUSE LANE

GREETLAND | HX4 8AW

This unique and well-presented detached home is situated away from local traffic in this popular residential area of Greetland and in close proximity to all local amenities.

The spacious family accommodation is arranged over two floors and briefly comprises a superb, open-plan dining kitchen / study / sitting room, three well-proportioned bedrooms overlooking a large landing space with floor to ceiling windows and roof-lights as well as a family bathroom, en-suite shower and cloakroom. In addition there is a large storeroom with up and over garage door.

Externally there are fully enclosed patio gardens with off-road parking to the side elevation.

The property also benefits from planning for a single storey extension to the side elevation to extend the dining kitchen and create a utility room. Approved Planning Ref: 23/00159/HSE



GROUND FLOOR

Entrance Porch
Entrance Hall
Sitting Room
Study / Play Area
Dining Kitchen
Cloakroom
Storeroom

COUNCIL TAX

E

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 3
House Bathroom

EPC RATING

B

INTERNAL

The property is entered via an entrance porch which leads into an entrance hall with staircase rising to the first floor, a useful coat cupboard and smart, two-piece cloakroom. The whole of the ground floor features Karndean oak plank flooring, as well as the bathroom and en-suite shower.

The open-plan living space comprises a spacious dining kitchen, an adjoining study / play area with French doors opening onto the patio and a cosy sitting room featuring an open fireplace with timber mantel and stone hearth housing a multi-fuel stove. The dining area also features a fireplace with multi-fuel stove and the kitchen area is fitted with a range of modern Shaker-style units complemented by quartz worktops and breakfast bar. Equipment includes a double oven, five-ring gas hob with extractor canopy over and an undermounted Butler sink. Integrated appliances include a fridge, freezer, wine cooler and dishwasher.

Off the hallway is a large storeroom with fob operated electric roller shutter door, plumbing for a washing machine and space for a dryer.

The first floor landing is a bright and airy space with floor to ceiling frosted windows and rooflights flooding the room with natural light; currently utilised as a play area it lends itself to being a study or studio. Bedroom one has full height windows overlooking the landing and benefits from an en-suite three-piece shower room and built-in wardrobe. Across the landing Bedroom 2 is fitted with a range of Sharp's wardrobes and also benefits from full height windows overlooking the landing. There is a further large single bedroom and a four-piece family bathroom housing a free-standing bath with mixer tap, a corner shower cubicle, WC and oval wash basin mounted on a vanity unit.

EXTERNAL

To the rear of the property is a fully enclosed Indian stone-flagged patio and to the side is a blue slate parking area.

LOCATION

Conveniently located within a short stroll of the extensive amenities of West Vale which include a health centre, pharmacy, post office, choice of primary schools, park and a wide choice of shops, bars and restaurants. The M62 is within 5 minutes' drive, providing excellent commuter links to Leeds and Manchester. The property is on a bus route and there are mainline train stations at Sowerby Bridge, Halifax and Brighouse.

SERVICES

All mains services. Gas central heating with boiler located in the garage/store. Wall mounted Air Conditioning Unit in the stairwell.

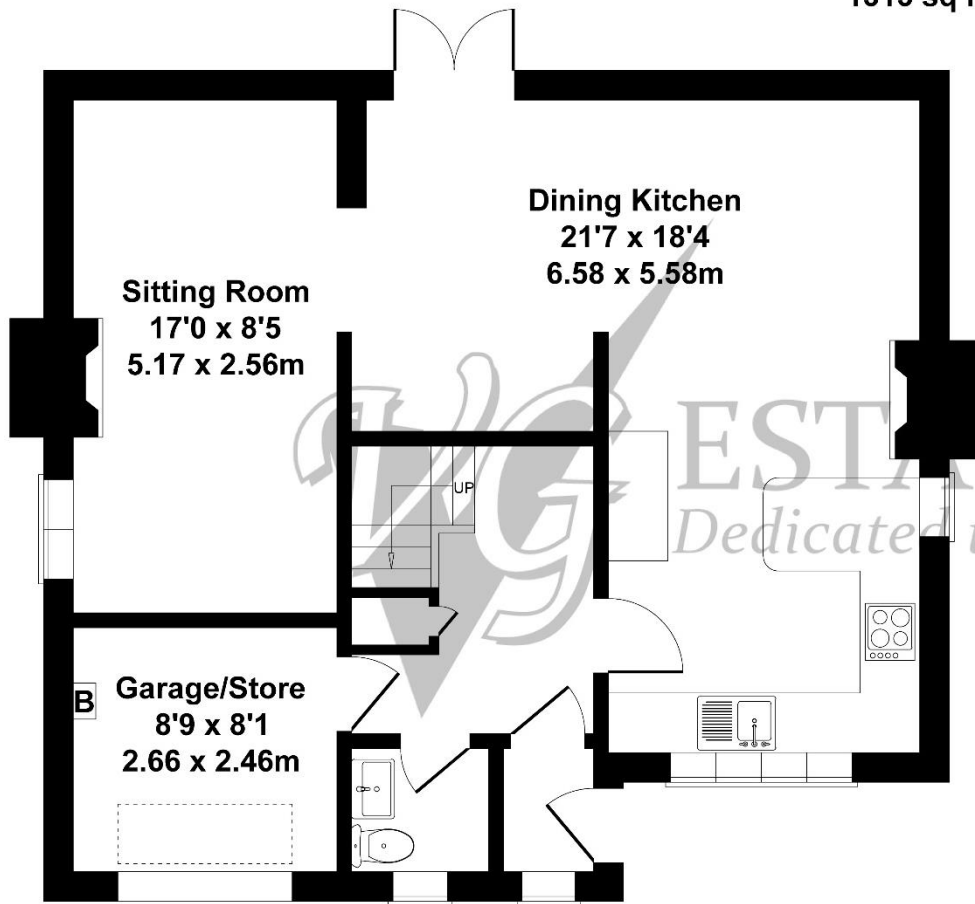
TENURE Freehold.

DIRECTIONS

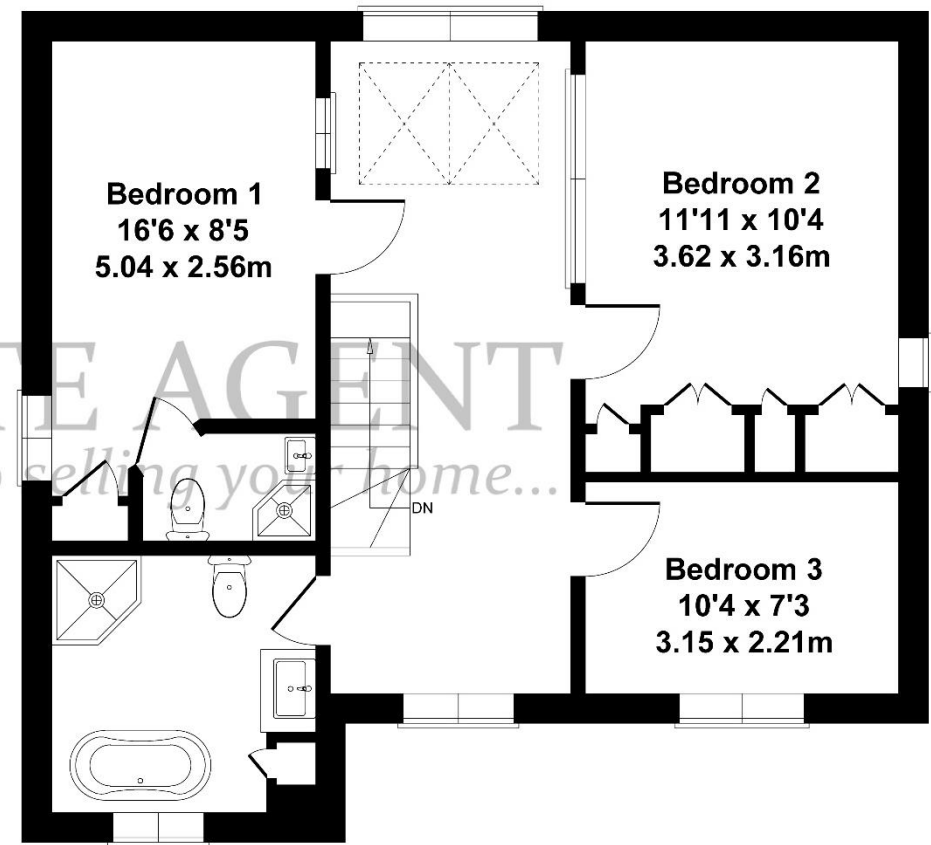
From Ripponden, take the Elland Road, up to The Fleece Inn and continue on the B6113 Rochdale Road towards Greetland. Continue downhill and turn left opposite the Calderdale Retreat Care Home into Clay House Lane. Number 12 is on the right hand side, indicated by our For Sale board.



Approximate Gross Internal Area
1313 sq ft - 122 sq m



GROUND FLOOR



FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

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.