





110 GREEN LANE

GREETLAND | HX4 8BL

Tucked away in a quiet location, yet close to the amenities of West Vale, this stone-built terraced house offers spacious two bedroom accommodation with views over Greetland to the rear.

The well-maintained and presented accommodation is arranged over three floors and briefly comprises a dual aspect sitting room, fitted dining kitchen, two bedrooms, three-piece bathroom and two-piece cloakroom.

Externally there is an enclosed patio to the front of the property and a large lawn garden to the rear.

The property is available with NO UPWARD CHAIN



GROUND FLOOR

Entrance Hall
Sitting Room

LOWER GROUND FLOOR

Dining Kitchen
Cloakroom

FIRST FLOOR

Bedroom 1
Bedroom 2
Family Bathroom

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is entered on the ground floor into a spacious hallway with staircases to first and lower floors. Double doors access the dual aspect sitting room which is bright and airy and features a timber and marble fire surround and hearth inset with a real-flame effect gas fire.

On the lower ground floor is the spacious dining kitchen, housing a range of base and wall units with complementary work surfaces inset with a single bowl sink and equipped with a four-ring gas hob with electric oven below, with space for an under-counter fridge and freezer. There is a useful utility area in the rear hallway with plumbing for a washing machine, and a two-piece cloakroom / WC.

Upstairs on the first floor, the two double bedrooms are complemented by a smart three-piece bathroom housing a P-shaped bath with shower over, WC and wall mounted wash basin.

EXTERNAL

There is a small walled patio garden to the front of the property and a spacious fully enclosed lawn garden to the rear.

LOCATION

Conveniently located within a short stroll of the extensive amenities of West Vale which include a health centre, pharmacy, post office, primary school, 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, boiler located in the rear entrance hall.

TENURE

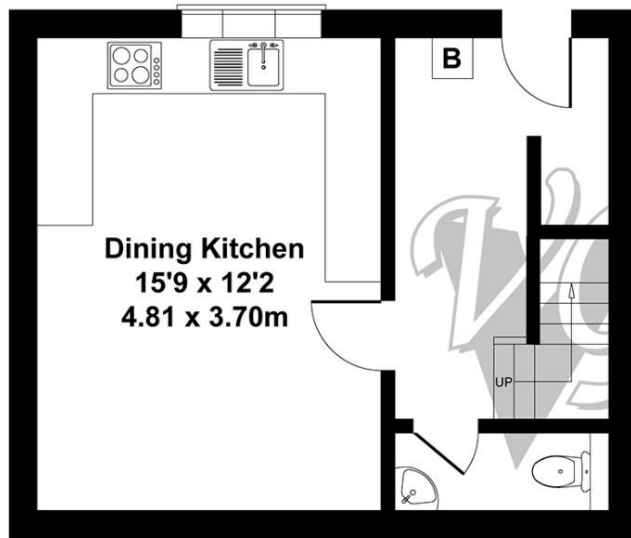
Freehold.

DIRECTIONS

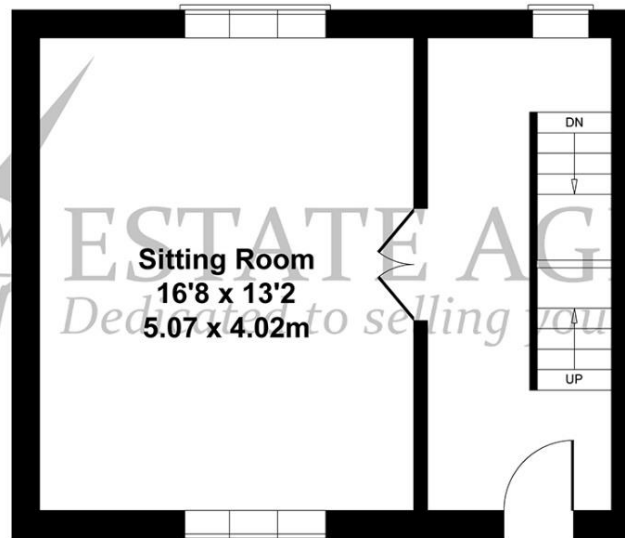
From Ripponden, take the Elland Road, up to Barkisland. Fork right into Barkisland, straight across at the 1st crossroads and left into Saddleworth Road at the 2nd crossroads. At the traffic lights in West Vale turn right into Stainland Road and 4th left into Green Lane. No 110 Green Lane is on the left hand side.



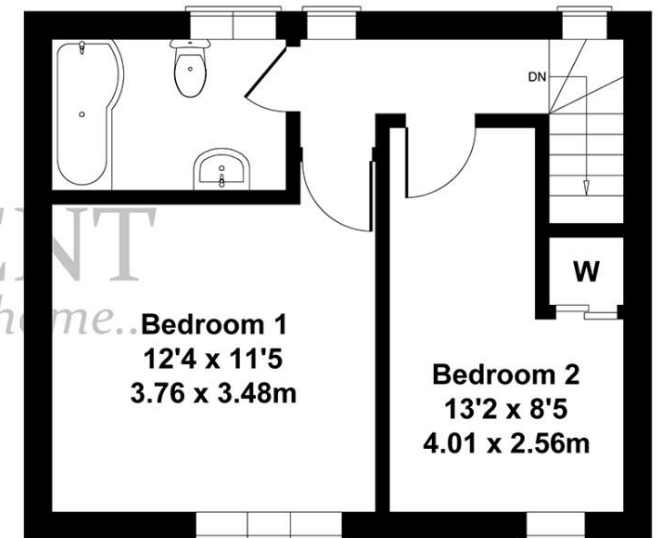
Approximate Gross Internal Area
1012 sq ft - 94 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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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.