



## 69/71 Briscoe Lane

Greetland, Halifax, HX4 8JT

£365,000 Freehold





We are delighted to offer for sale this large stone built cottage which provides an ideal family home in a pleasant tucked away position with panoramic views. Step inside the property and you will appreciate it has all the character one would expect of a cottage together with quality fittings, three double bedrooms, two bathrooms and large lounge.

### Location

The property stands near the head of this residential cul-de-sac off Rochdale Road and takes full advantage of the views towards Holywell Green and beyond. This is a pleasant residential environment that is close to local schools a short distance from the centre of West Vale it shops, cafes, restaurants and only 10 minutes drive from junction 24 of M62.

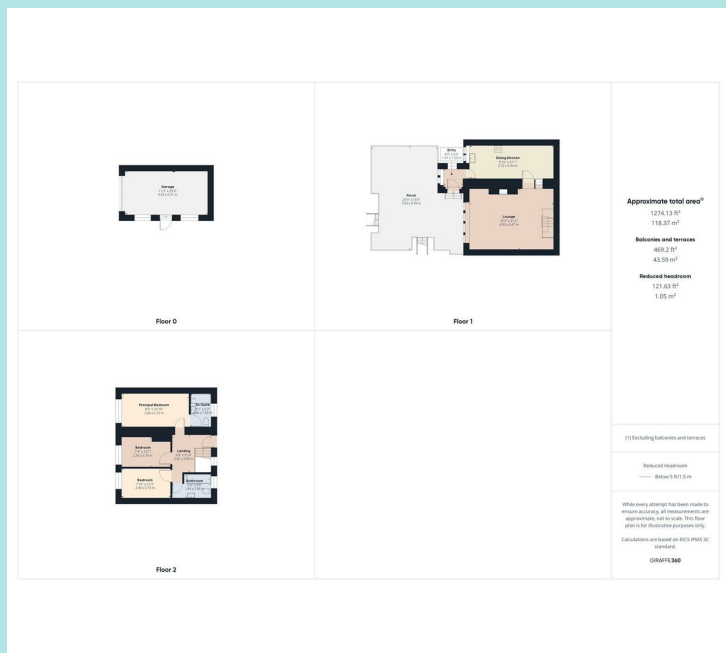
### Accommodation

A good sized Entrance Porch leads directly into the large Dining Kitchen with inset sink unit and comprehensive range of cream fronted base units drawer units and wall units together with integrated appliances including stainless steel gas hob, electric oven, microwave, dishwasher, fridge freezer and washing machine. There is a large Lounge with mullioned windows and panoramic views. Feature stone fireplace and gas fire. An open staircase then leads to The First Floor.

The main large Double Bedroom has panoramic views in a range of pine fitted wardrobes. Ensuite Shower Room with WC, wash hand basin to a vanity unit and large shower cubicle. The second and third Bedrooms are both doubles with panoramic views and one has fitted wardrobes. Family Bathroom with white suite comprising WC wash hand basin and bath together with mixer tap shower unit and complementary tiling. Spotlights to the ceiling and an extractor fan. Landing with a drop ladder to part boarded loft. Access door to the rear of the property.

To the immediate front of the property is a large stone paved patio with panoramic views. A drive provides off street parking for two cars and lead to a single car garage with electric door light and power.

Council tax band: D  
 EPC rating: C  
 Ground rent: N/A  
 Service charge: N/A



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