



20 Clay House Lane, Greetland, Halifax, HX4 8AW

£390,000

bramleys



This well presented detached property occupies a particularly generous plot and is situated in this popular residential area of Greetland conveniently placed for local amenities, schooling and access to the M62 motorway network. The property offers flexible accommodation currently presented as 3 bedrooms plus a further playroom/study. Having a spacious lounge diner, separate sitting room and conservatory to the ground floor. The master bedroom is also located to the ground floor and benefits from an ensuite. To the first floor are 2 further double bedrooms and an adjoining playroom/study. Surrounded by beautifully presented gardens to 4 sides, the rear garden being particularly spacious with an elevated terrace enjoying a wooded aspect. Benefitting from a detached double garage and block paved driveway to the front providing ample off-road parking. An early inspection is advised to appreciate the accommodation on offer.
Energy Rating: TBA



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Hallway

Where there is wood effect laminate flooring, ceiling coving, a central heating radiator and useful built-in storage cupboards.

Lounge

11'9" x 13'7" (3.58m x 4.14m)

A good sized lounge enjoying views over the front garden and having a uPVC window, a central heating radiator, ceiling coving, 3 wall light points and gas fire set to a stone built fireplace. The lounge is open plan to the dining room.

Dining Room

16'3" max x 9'9" (4.95m max x 2.97m)

The dining area has sliding patio doors leading out to the rear garden and provide plenty of natural light. There are also 2 central heating radiators, 2 wall light points and a staircase elevating to the first floor.

Sitting Room

13'4" x 8'2" (4.06m x 2.49m)

There is ceiling coving, 3 wall light points, wood effect laminate flooring, a central heating radiator and uPVC French doors which give access to the conservatory.

Conservatory

12'1" x 10'9" (3.68m x 3.28m)

Fitted with uPVC double glazing, a central radiator, wood effect laminate flooring, 2 wall light points and a set of uPVC French doors which give access to the rear garden.

Kitchen

9'8" x 10'1" (2.95m x 3.07m)

Comprising a range of matching wall and base units with complimentary working surfaces, tiled splashbacks and a stainless steel 1.5 bowl sink with side drainer and mixer tap. Integral appliances include a double oven, 4 ring electric hob, extractor, built-in full sized fridge and dishwasher. There is also space and plumbing for an automatic washing machine, display cabinets, plinth heater, tiled effect laminate flooring and a uPVC window to the rear.

Master Bedroom

11'0" max x 17'1" max (3.35m max x 5.21m max)

A generous sized double bedroom with ceiling coving, a central heating radiator and wood effect laminate flooring.

Ensuite Shower Room

Fully tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, pedestal wash hand basin and shower cubicle with electric shower. There is also tiled flooring, a chrome ladder style heated towel rail and uPVC window.

Bathroom

Fully tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, pedestal wash hand basin and a T-shaped bath with thermostatic shower over. There is also a central heating radiator and uPVC window.

FIRST FLOOR:

Landing





DIRECTIONS:

Leave our Eland office via Victoria Road travelling up the hill and following the road as it bends to the right becoming Jepson Lane and in then in turn becoming Long Wall. At the junction, take the right hand fork towards West Vale traffic lights and pass straight through the traffic lights onto Rochdale Road. After approximately 1/4 mile, turn right onto Clay House Lane and as the lane narrows, continue where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band E

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Bedroom 2

14'0" max x 12'3" max (4.27m max x 3.73m max)

Another good sized double bedroom having a Velux window, wood effect laminate flooring, a central heating radiator and under eaves storage.

Bedroom 3

13'2" max x 10'3" max (4.01m max x 3.12m max)

Fitted with built-in cupboards, wood effect laminate flooring and Velux window. An opening leads to a further playroom/study.

Playroom/Study

There is wood effect flooring, a central heating radiator, a uPVC window to the side elevation and under eaves storage.

OUTSIDE:

There are garden areas to all 4 sides of the property. To the front, there is a block paved driveway leading to a detached double garage. There are tiered gardens with shrub and flower borders and a lawned area. To the rear, there is a paved terrace which is accessed directly from the dining room or conservatory with a further patio area and a generous lawned garden with shrub and flower borders and enjoying a wooded aspect. Beyond the rear garden is another area of vegetable gardens.

Garage

17'4" x 16'3" (5.28m x 4.95m)

Fitted with an up and over door, a side access door, a uPVC window and power and light.

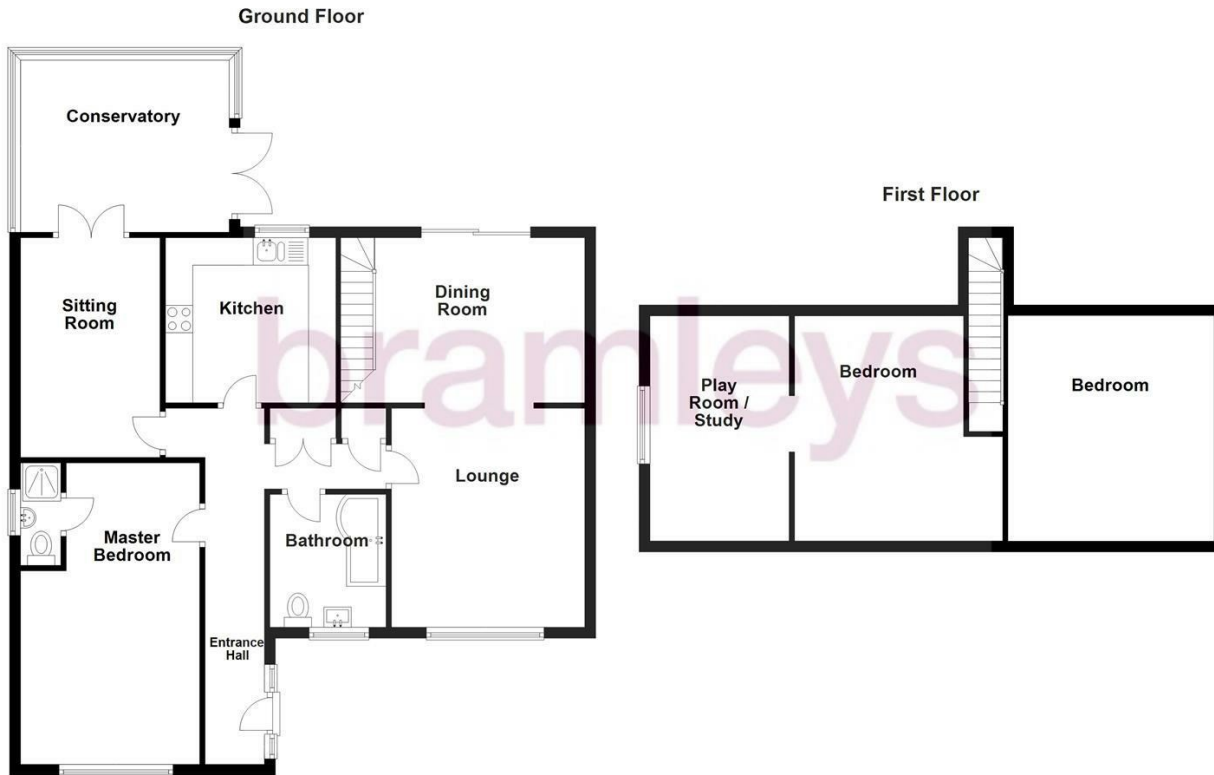
BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.





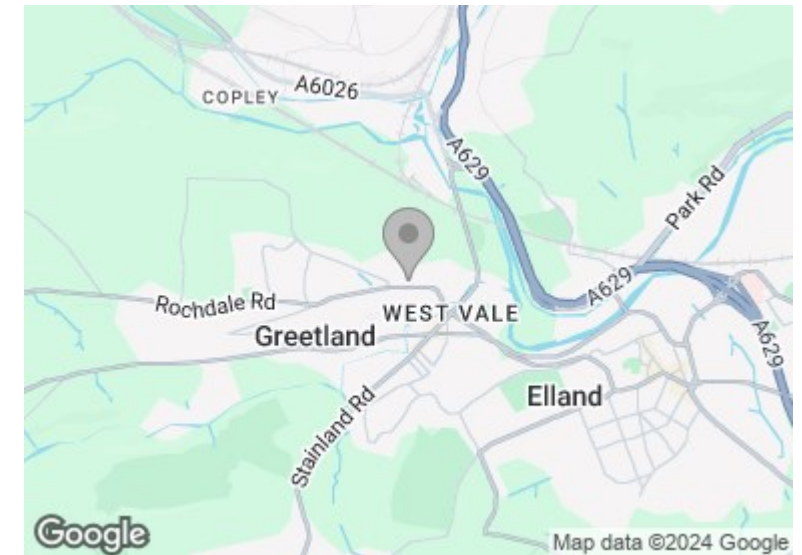
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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