



145A Rochdale Road, Greetland, Halifax, HX4 8HE

£375,000

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This extended 3 bedroomed end cottage provides a spacious layout over three floors which encapsulates character features one would normally expect from a property of this type and age. This property provides the discerning buyer with a unique opportunity to purchase a property which has flexible accommodation and land. Externally there is a hard standing parking area, garage and car port which provide ample off road parking, formal gardens, outbuildings and approximately 2/3 acre of grazing land directly behind the garden.

Situated in the much sought after village of Greetland, this home truly does require an early internal inspection to appreciate the presentation and size of accommodation on offer. Having local amenities available in nearby West Vale and also conveniently placed for local schooling and the M62 motorway network. With accommodation briefly comprising:- GF entrance porch, lounge, living/dining room, kitchen, LGF utility, shower room, bedroom and store. FF 2 further bedrooms and house bathroom.



GROUND FLOOR:

Entrance Porch

Lounge

16'7 x 13'5 (5.05m x 4.09m)

A light and spacious lounge having double glazed windows to 3 elevations, living flame gas fire set to fire surround, ceiling beams and central heating radiator.

Living/Dining Room

13'11 x 13'2 (4.24m x 4.01m)

Another good sized reception room currently presented as a living and dining space. With a living flame gas fire set to cast iron fire surround, 2 central heating radiators, double glazed window and door leading to the kitchen.

Kitchen

17'11 x 4'10 (5.46m x 1.47m)

Fitted with a range of matching wall and base units with working surfaces, tiled splash backs and inset sink with side drainer and mixer tap. Having a built in double oven, four ring ceramic hob and extractor and integrated appliances include a dishwasher and fridge/freezer. Fitted with a range of display cabinets and shelving, central heating radiator and double glazed window. A door leads to a staircase descending to the lower ground floor.

LOWER GROUND FLOOR:

Utility

11'2 x 4'10 max (3.40m x 1.47m max)

This useful utility area has space and plumbing for an automatic washing machine and a door leading to:

Shower Room

Being tiled to the walls and furnished in a 3 piece white suite comprising a low flush wc, pedestal wash hand basin and corner shower unit with thermostatic shower. With extractor and a ladder style heated towel rail.

Master Bedroom

14'9 x 13'6 max (4.50m x 4.11m max)

A generously proportioned room which is currently presented as a bedroom, but could also be utilised as another reception room. Featuring an original cast iron range stove within the fireplace. Also having 2 wall light points, central heating radiator and double glazed mullion windows incorporating a window seat.

Hall

9'4 max x 3'11 max (2.84m max x 1.19m max)

Having an external door with restricted head height.

Store Room

16'6 x 13'4 (5.03m x 4.06m)

A generously storage space with power and light. This room offers the potential to create further accommodation, subject to the necessary consents.

FIRST FLOOR:

Landing

Having a central heating radiator, double glazed window and built in storage cupboard to the bulk head.



Bedroom 2

12'6 x 12'3 max (3.81m x 3.73m max)

A good sized double bedroom positioned to the rear of the property enjoying views over the garden and fields beyond. With double glazed window and central heating radiator.

Bedroom 3

12'0 x 7'0 max (3.66m x 2.13m max)

Another good sized bedroom having a central heating radiator and 2 double glazed windows.

House Bathroom

Having full tiling to the walls and floor and furnished in a 3 piece white suite comprising a low flush wc, hand wash basin set to vanity unit with granite top and a panelled bath with thermostatic shower over. Also having a chrome ladder style heated towel rail, inset ceiling spotlights, extractor and double glazed window.

OUTSIDE:

Adjacent to the property is an area of formal garden together with hardstanding, carport with electric vehicle charger and garage providing ample off road parking. With further stable/outbuilding and approx. 2/3 acre of grazing land directly behind. The garage, carport and outbuildings all have 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.

DIRECTIONS:

Leave Elland via Victoria Road travelling up the hill, bear right into Jepson Lane and continue along as it becomes Long Wall. Take the right hand fork towards West Vale traffic lights and pass through the lights into Rochdale Road. After approximately 1/4 mile, the property can be found on the left hand side. Accessed via a small lane which leads to the rear of the terrace.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.

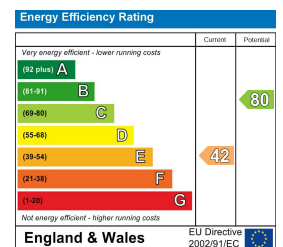


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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and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

- 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.
- 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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