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Greenfield Park Lane, Sowood Halifax,

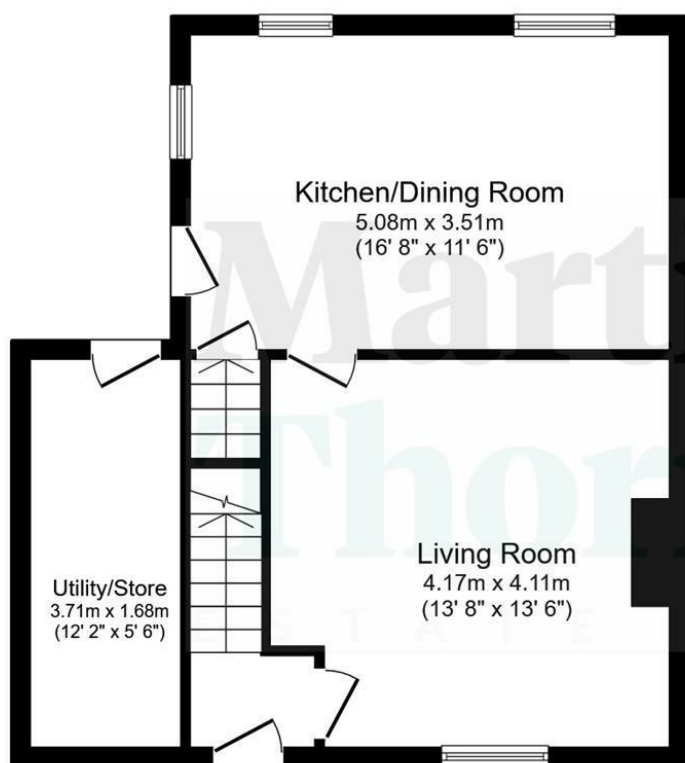
**Offers in the region of
£225,000**

The property is offered chain-free.

This stone built, two-bedroom terraced cottage is presented to a high standard throughout with a light and bright interior. The property has undergone an extensive programme of modernisation and updating. It enjoys a semi-rural village setting, with ease of access to the M62, making it a perfect commuter base for a professional couple. The property may also prove suitable for first time buyers or downsizers. The accommodation comprises an entrance hall, living room, large dining kitchen with integrated appliances with dual aspect. Accessed externally is the attached utility/store providing handy storage and plumbing for a washing machine. Also accessed off the dining kitchen is a useful cellar. On the first floor are two large double bedrooms, the large landing, which could potentially become a single bedroom, along with a bathroom with three-piece suite and a second separate toilet and sink. The property has a gas-fired central heating system and uPVC double-glazed windows. Externally, there is a pleasant garden at the with a lovely stone flagged patio and adjoining lawn. The property blends the character of a home dating back to circa 1880's with contemporary fittings and is situated in this popular and well-regarded village.

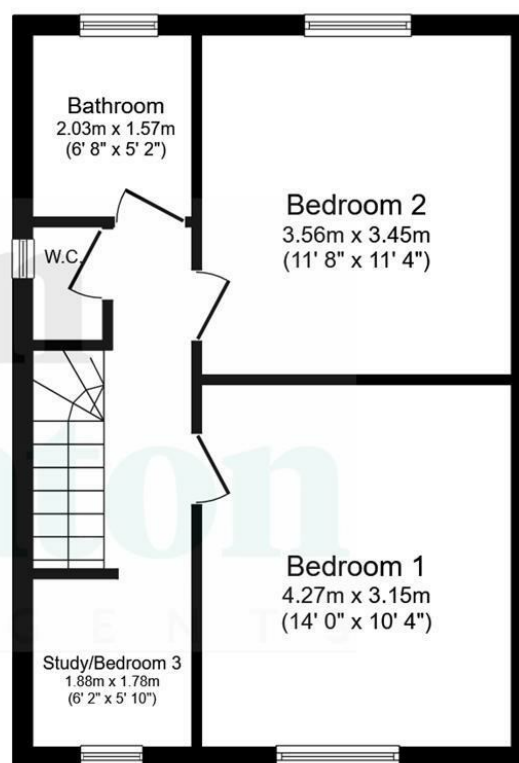
**Greenfield Park Lane, Sowood
Halifax,**

Floorplan



Ground Floor

Floor area 50.0 sq.m. (538 sq.ft.)



First Floor

Floor area 42.3 sq.m. (455 sq.ft.)

Total floor area: 92.2 sq.m. (993 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details



Entrance Hall

An external composite door with decorative glazed panels gives access to the entrance hall. This has engineered oak style flooring, along with a staircase rising to the first floor, coving to the ceiling, space to store coats, etc., and a radiator. A door with a glazed insert leads into the living room.

Living Room



This good-sized, well-appointed reception room is positioned at the front of the property and is light and bright with neutral decor and carpeting. A large uPVC window overlooks the garden. On a stone hearth stands an electric Dimplex stove style fire, illuminated by downlighting. There is plenty of space for furniture, coving to the ceiling and a radiator. A door with a decorative glazed panel leads through to the dining kitchen.

Dining Kitchen



This large open-plan eating and entertaining room is particularly light and bright, having a dual aspect with rear and side uPVC windows and a composite side door with glazed panels. There is an array of wall cupboards with under unit lighting, base units with working surfaces and matching upstands and a stainless steel sink with a contemporary mixer tap. Integrated appliances include an induction hob with glass splashback and illuminated canopy style filter hood, electric fan oven, fridge and freezer. There is plumbing and space for a dishwasher. The room has plenty of space for a formal dining table, along with ceiling downlighting and covering, a radiator and the boiler for the central heating system.

Cellar

This room provides additional storage and has a stone keeping slab and a recessed shelving. Access can be gained to a second cellar via a trap door in the dining kitchen.

Utility/Store

Accessed externally and attached to the property, this room has an entrance door, power and lighting, plumbing for an automatic washer and space for additional appliances such as a condensing dryer, second fridge or freezer, etc. It provides handy storage for garden furniture or sports equipment, for example.



First Floor Landing



From the entrance hall, the staircase rises to the first floor landing. This is a multipurpose area and is positioned at the front of the property. It is currently used as a home office and has a window with pleasant long distance views over the village, as well as a radiator and coving to ceiling. With a little thought and creativity, this could potentially become a third bedroom and already has wiring in place.

Bedroom One



This large double bedroom is positioned at the front of the property with plenty of space for furniture. It has a large uPVC window with a pleasant outlook, along with coving to the ceiling and a radiator.

Bedroom Two



This large double bedroom is positioned at the rear of the property with plenty of space for furniture. It has a large uPVC window with a pleasant outlook over fields and park, along with coving to the ceiling and a radiator.

Bathroom



Having a modern white three-piece suite comprising a bath with shower screen and Mira Sport independent shower over, a wash hand basin with storage cupboards beneath and a low-level WC. There is tiling to the walls, along with ceiling downlighting, an extractor fan, an opaque uPVC window and a radiator.

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WC



This second toilet incorporates a low-level WC and wash hand basin. There is a side uPVC window and a radiator.

External Details



In front of the property is a pleasant stone flagged seating area with an adjoining lawn, a perimeter wall and fencing. Attached to the side of the property is the utility/store, which has an external water tap. There is an adjoining grassed area and path around the garden. There is also a separate outside WC that isn't working.

Tenure

The vendor informs us the property is freehold.

Greenfield Park Lane, Sowood Halifax,

Directions

