



Greave House Ellen Royd Lane, Halifax, HX2 6XE

£775,000

Offered FOR SALE is this STUNNING FIVE bedroom Grade 2 listed DETACHED property situated in this secluded setting with far reaching views. Built in 1653 the accommodation comprises; Entrance hallway, cloaks/w.c. lounge, dining kitchen, snug, study, utility and store room. To the first floor; landing, five bedrooms, master with en-suite shower room and bathroom. Packed full of character the property has majority wooden double glazing and electric heating. Well manicured gardens, a third of an acre of field (approx.) and ample off road parking. Viewing is absolutely essential.

Ground Floor

Entrance Hallway



Wooden door and double glazed obscure windows to front, double glazed window to front and obscure single glazed door to rear. Wood floor, wall lights, exposed beams to ceiling. Part wood paneled walls, electric storage heater, fitted storage cupboards. Staircase access to first floor and doors to cloaks/w.c, study, opening to dining kitchen and door to lounge;

Lounge 14'9" x 19'0" (4.5 x 5.8)



Electric storage heater, built in display unit with cupboards to one alcove and exposed beams to ceiling. Cast iron dual fuel fire with stone fireplace, window seat and double glazed windows to rear.

Dining Kitchen 19'8" x 19'8" (6 x 6)



Having a range of wall and base units with quartz and solid wood worktops and tiled splashbacks. Electric range oven, dishwasher, microwave, ceramic one and half sink and drainer and space for American fridge/freezer. Electric storage heater, wood floor, wall lights and exposed beams to ceiling. Underfloor heating, spotlights and two double glazed windows to front and two double glazed windows to rear.

Cloaks/w.c. 4'7" x 5'4" (1.4 x 1.65)



Two piece suite comprising low flush w.c and belfast sink with vanity unit, hose tap, wood top and tiled splashback. Wood floor, part wood paneled

walls, extractor fan and obscure double glazed window to front.

Study



Double glazed window to front with stone mullions, exposed beams to ceiling and understairs storage. Stone fireplace and electric storage heater. Doors to utility, store room and snug;

Snug 12'1" x 14'5" (3.7 x 4.4)



Double glazed window to rear with stone mullions, cast iron dual fuel fire with exposed stone chimney breast. Wall lights, exposed beams to ceiling and electric storage heater.

Utility 7'6" x 8'8" (2.3 x 2.65)



Base units with laminate worktop and splashback, wood floor and underfloor heating. Ceramic sink and drainer, plumbing for washing machine and single glazed window to front.

Store Room 9'10" max x 15'7" max (3 max x 4.75 max)

Wood floor, electric storage heater, electric meter and fusebox. Built in storage and double glazed window to rear.

First Floor

Landing



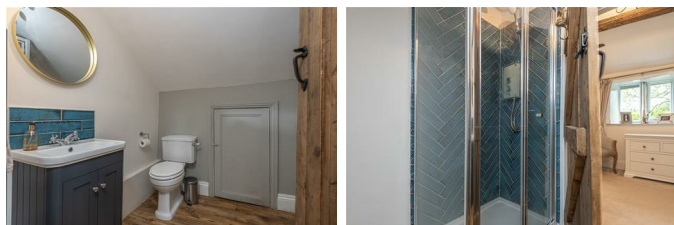
Storage cupboards, wall lights, electric storage heater and double glazed window to front. Doors to bathroom and bedrooms;

Bedroom One 14'11" max x 21'11" max (4.55 max x 6.7 max)



Double bedroom with two electric storage heaters, exposed beams to ceiling, two double glazed windows to rear and double glazed window to side. Fitted wardrobes. Door to en-suite shower room;

En-suite Shower Room 6'2" x 7'4" (1.9 x 2.25)



Three piece suite comprising low flush w.c. sink with vanity unit and shower with electric shower and tiled walls. Wood floor, chrome heated towel radiator and undereaves storage. Exposed beams to ceiling.

Bedroom Two 13'9" x 17'4" (4.2 x 5.3)



Double bedroom with electric storage heater, storage cupboard, wall lights and double glazed window to rear.

Bedroom Three 12'1" x 14'5" (3.7 x 4.4)



Double bedroom with electric storage heater, loft hatch, exposed stone chimney breast and double glazed window to rear.

Bedroom Four 10'5" x 12'11" (3.2 x 3.95)



Double bedroom with electric storage heater, exposed beams to ceiling, exposed brick fireplace and wooden double glazed window to rear.

Bedroom Five 7'8" x 11'3" (2.35 x 3.45)



Single bedroom with window seat and double glazed window to front.

Bathroom 9'2" x 11'1" (2.8 x 3.4)



Four piece suite comprising low flush w.c. sink with vanity unit freestanding bath with floor tap and mixer shower and shower cubicle with electric shower and waterfall shower. Chrome heated towel radiator, storage cupboard and spotlights. Part tiled walls and double glazed window to front.

External

To the front of the house is a paved and cobbled area for parking with rockery having various shrubs and bushes. To the side is a pebbled area which again could be used for parking with a seating area where you can enjoy the stunning views. To the front is a well manicured lawn garden with mature bushes and trees. Pebbled area with plenty of planters and greenhouse for growing fruit and veg. Patio seating areas and a third of an acre of field. Further pebbled area with parking for several vehicles.

Parking

Off road parking for several vehicles.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

N/A

Council Tax Band

G

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

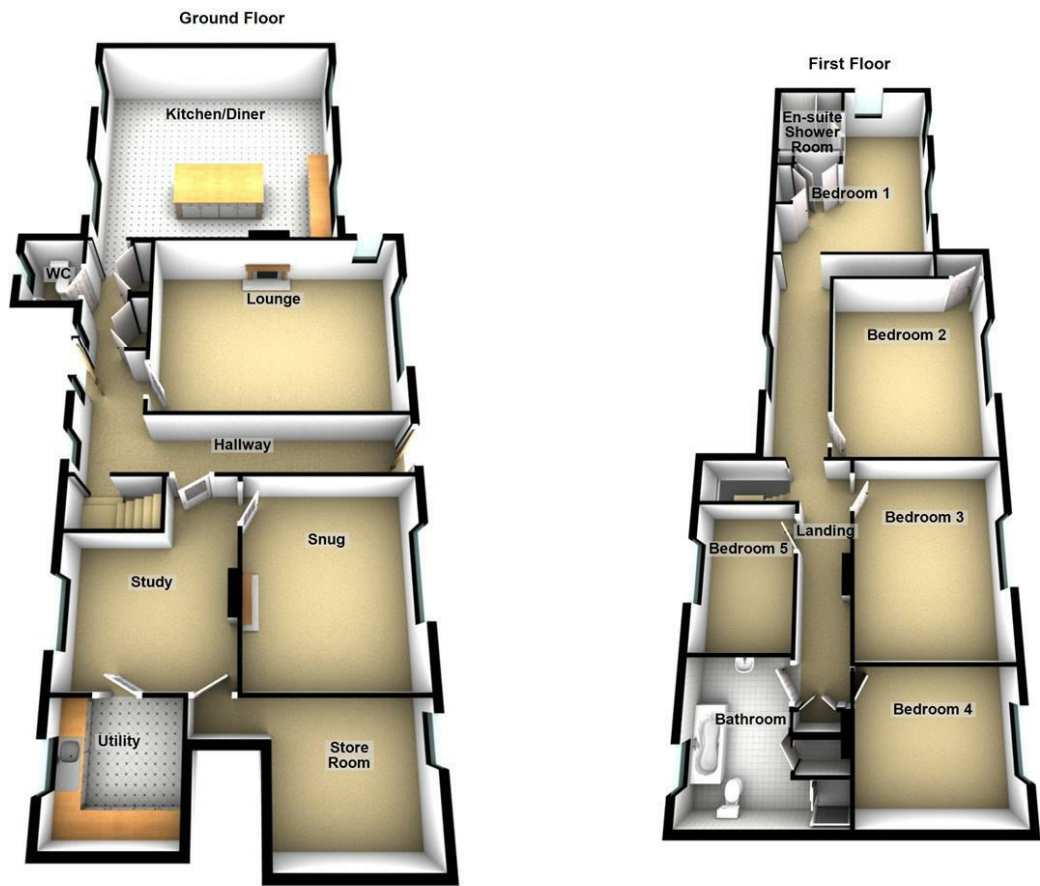
Boundaries & Ownerships

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.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

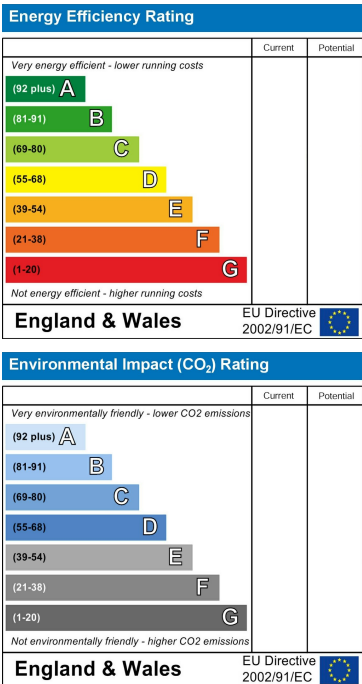
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.