



Woodside View, Halifax, HX4 8BP
£165,000

E&H Holmes
ESTATE AGENTS

A deceptively spacious and charming two-bedroom cottage, set in the sought-after location of Greetland and offering beautifully presented accommodation across multiple levels.

This delightful home features a generous dining kitchen, ideal for both everyday living and entertaining, along with a cosy lounge boasting stunning valley views and a feature log burner—perfect for relaxing evenings.

To the upper floors are two well-proportioned bedrooms, complemented by a versatile attic room offering excellent additional space for a home office, guest room or hobby area.

Externally, the property benefits from an enclosed courtyard garden to the rear, providing a private outdoor retreat, as well as a lawned garden to the front where you can enjoy the surrounding outlook. An allocated parking space adds further convenience.

A wonderful opportunity for those seeking character, space and scenic surroundings—early viewing is highly recommended.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Lounge 11'7" x 11'2" (3.550 x 3.420)

Log burner. Picture rail and ceiling rose. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 11'3" x 14'4" (3.439 x 4.375)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Dual fuel cooker. Plumbing for washing machine. Radiator. Understairs storage. UPVC double glazed French door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs from Entrance Hall.

Bedroom One 11'2" x 11'10" to wardrobes (3.420 x 3.612 to wardrobes)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 12'0" x 7'4" (3.681 x 2.243)

Stairs to attic room. Radiator. UPVC double glazed window to rear elevation.

Attic Room 12'4" x 14'8" (3.761 x 4.472)

Accessed via staircase in bedroom two. Velux. Limited head space.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Partially tiled. Boiler. Radiator. UPVC double glazed window to rear elevation.

Parking

One allocated parking space.

Front Garden

Lawn garden.

Rear Garden

Enclosed courtyard garden with stairs leading to additional area housing the shed.

Council Tax Band

A

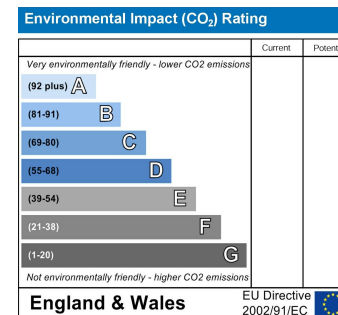
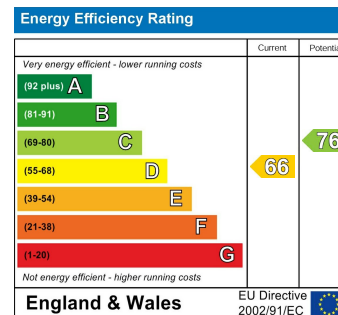
Location

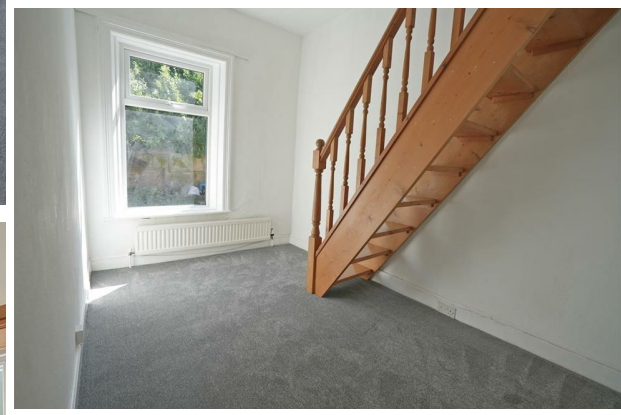
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
hooks.wings.lively

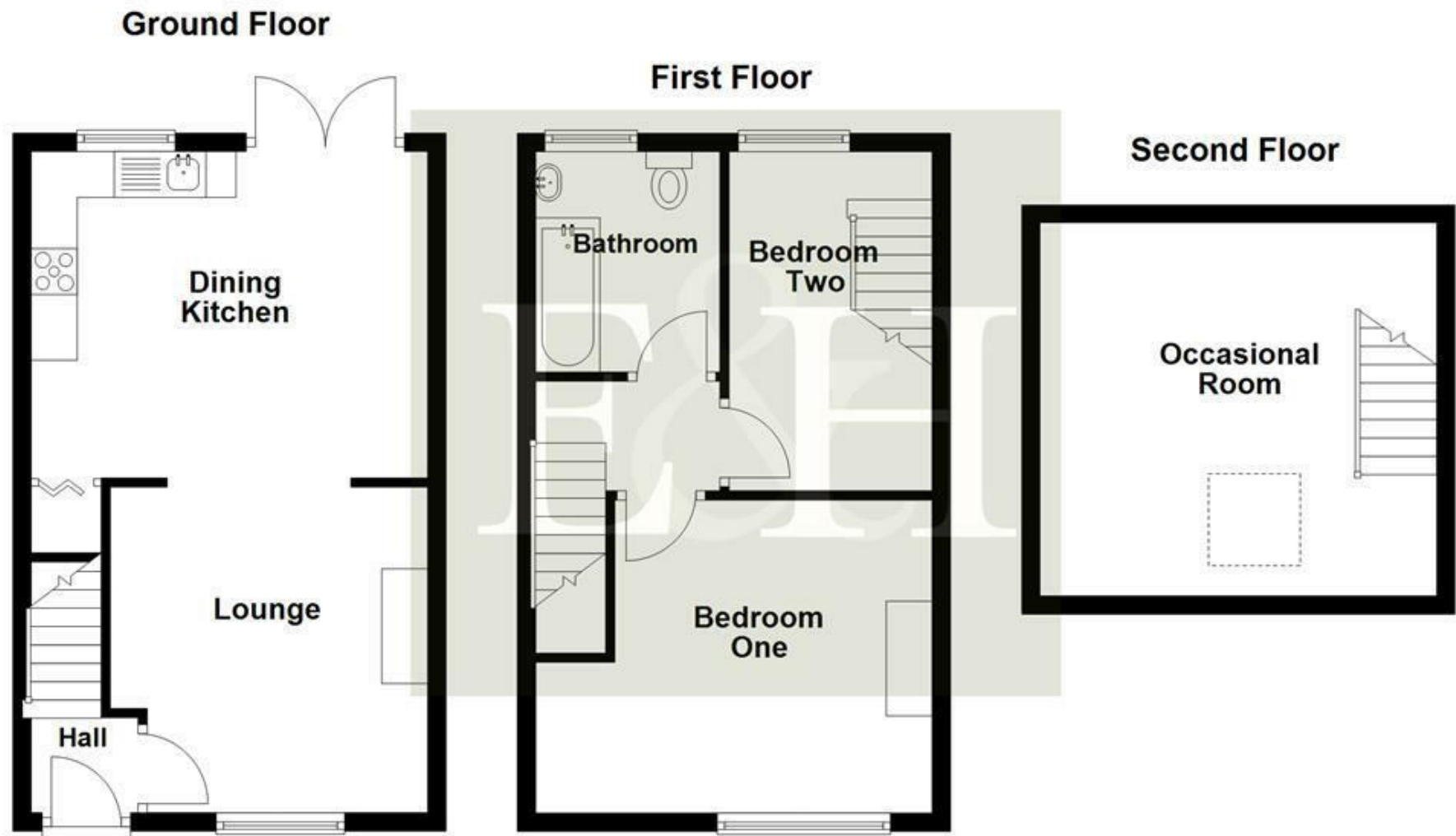
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All measurements are approximate and for display purposes only
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