

Greenroyd, Halifax, HX4 8DT
£245,000

Edkins & Holmes
ESTATE AGENTS

Located in the popular and convenient area of West Vale, this well-presented three-bedroom end-of-row property offers spacious and versatile living, ideal for families and professionals alike.

The home has been tastefully maintained throughout and features a modern kitchen fitted in 2022, alongside a spacious lounge and separate dining room, providing excellent space for both everyday living and entertaining.

A standout feature of the property is the contemporary conservatory, complete with a striking glass roof and openings to two sides, effortlessly blending indoor and outdoor living—perfect for enjoying the garden in all seasons.

To the first floor are two generous double bedrooms, a comfortable single bedroom, and a well-appointed house bathroom.

Externally, the property boasts an enclosed lawned garden with attractive planting and a wall boundary, offering a private and pleasant outdoor space. A block-paved driveway with gated access provides parking for up to three vehicles and leads to a garage, adding further convenience.

Early viewing is highly recommended to appreciate the quality and flexibility this fantastic home has to offer.







Kitchen 10'6" x 6'10" (3.214 x 2.091)
Modern fitted kitchen (installed March 2022) with wall and base units. Slim profile grey resin worksurfaces. Stainless steel one bowl sink. Electric oven. Gas hob. Extractor hood. Understairs cupboard. UPVC double glazed window to front elevation. UPVC double glazed stable door to front elevation.

Dining Room 9'11" x 7'11" (3.025 x 2.436)
Radiator. UPVC double glazed French doors leading into conservatory.

Conservatory 9'8" x 9'1" (2.948 x 2.769)
UPVC constructed conservatory. Glass roof. Bi-fold doors to one side and patio door to the other side.

Lounge 15'11" x 11'10" (4.868 x 3.626)
Coal effect, living flame gas fire. Radiator. UPVC double glazed window to rear elevation.

Rear Entrance Hall
Radiator. UPVC double glazed door to rear elevation.

Landing
Cupboard housing boiler. Partially boarded loft accessed via pull down ladder, power and light. UPVC double glazed window to side elevation.

Bedroom One 12'11" to wardrobes x 9'2" (3.945 to wardrobes x 2.799)
Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 9'10" x to wardrobes x 9'1" (3.015 x to wardrobes x 2.790)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'8" x 5'11" (2.339 x 1.827)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Radiator. UPVC double glazed window to front elevation.

Rear Garden
Lawn and patio garden with attractive planting and wall boundary.

Parking
Block paved driveway with parking for three cars.

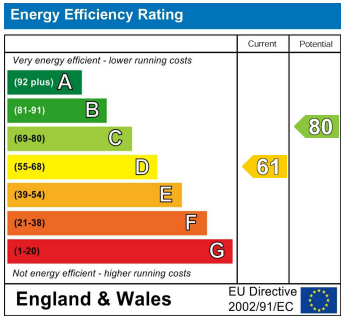
Garage
Up and over door. Power, light and plumbing.

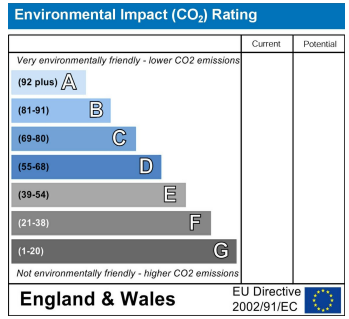
Council Tax Band
B

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:
zones.mimic.long

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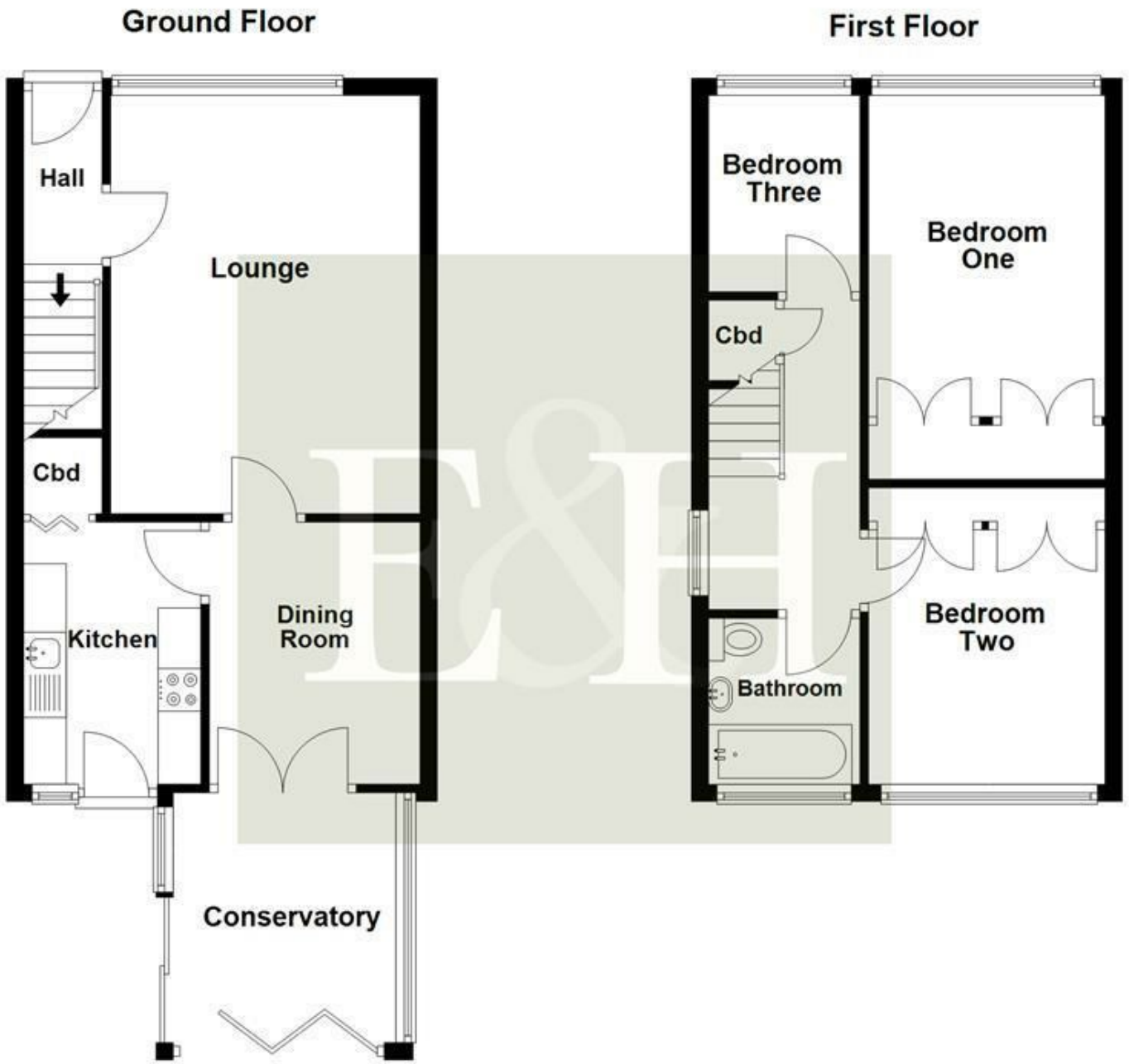












All measurements are aprroximate and for display purposes only
Plan produced using PlanUp.

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