



244 Saddleworth Road, Greetland, HX4
Halifax

Offers in the Region of
£350,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Set on a generous plot in Greetland, this extended four-bedroom semi-detached home pairs spacious family living with sweeping valley views. The standout feature is the large dual-aspect kitchen diner: a bright, sociable space made for everything from relaxed breakfasts to evenings with friends. A separate living room, four bedrooms and two bathrooms offer room for the whole family.

Outside, the substantial front garden gives the property a wonderful sense of space, while a smaller rear garden provides another spot to enjoy the outdoors. A driveway offers off-road parking for three to four cars and leads to a single detached garage.

The location adds to the appeal. Greetland Academy primary school is close by, and West Vale's bars, restaurants, coffee shops and everyday amenities are within easy reach.

Ground floor

Side entrance and boot room

A PVC side entrance door opens into a useful boot room with grey wood-effect laminate flooring. A skylight and side-facing privacy window bring in natural light. The room provides access to the ground-floor WC, and a further PVC door opens to the rear garden.

Ground-floor WC

The WC is fitted with a sink, storage cupboard and chrome towel rail. An extractor fan provides ventilation.

Kitchen diner

The spacious kitchen diner has matching high-gloss grey wall and base units with laminate worktops. A central island incorporates a wine fridge and a breakfast bar with seating for three.

The kitchen includes an oven, microwave, induction hob, extractor fan, dishwasher, composite sink and drainer, washing machine and dryer, along with a full-size fridge and full-size freezer. There is ample room for a dining table and a separate seating area.

Two PVC windows overlook the rear. A patio door and a PVC entrance door with a large window face the front, filling the space with natural light. Contemporary lighting and luxury vinyl tile flooring finish the room. Stairs rise to the first floor, and a door leads through to the living room.





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Living room

The separate living room is generously sized, with a large front-facing PVC window framing views across the valley.

First floor

Split-level landing

The stairs rise to a split-level landing providing access to the bedrooms and house bathroom. A large cupboard offers useful storage, and there is access to the loft hatch.

Principal bedroom

A generous front-facing bedroom with a PVC window overlooking the valley. The room has its own en-suite bathroom.

Principal en-suite

The en-suite features a large walk-in shower and a freestanding bath, together with a WC and sink set into a vanity unit. It is partially tiled and has ceramic tile flooring, a chrome towel rail and two rear-facing privacy windows.

Bedroom two

A double bedroom with fitted wardrobes and a front-facing PVC window enjoying valley views.

Bedroom three

A double bedroom with a rear-facing PVC window.

Bedroom four

A single bedroom with a front-facing PVC window.

House Bathroom

The fully tiled house bathroom is fitted with a large walk-in shower and a vanity unit incorporating the sink and WC. A storage area adds practicality.

Outside

Tiered front garden

The front garden is arranged over two tiers. Both have artificial lawns and timber fencing, providing outdoor seating areas from which to enjoy the views.

Parking and garage

At the lower end of the garden, there is off-road parking for two cars. A driveway to the side of the property leads to a single garage.





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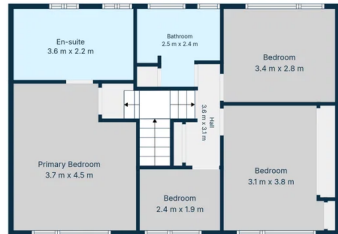
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Location

The property enjoys views across the valley and is within walking distance of Greetland Academy and the local amenities of West Vale.





1st Floor



Ground Floor



Total: 126 m²
 Ground Floor: 60 M², 1st Floor: 66 m²
 Excluded Areas: UTILITY/OFFICE: 10 M², Walls: 10 m²
 Measurements deemed highly accurate
 but not guaranteed.





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