





13 DALESIDE

GREETLAND | HX4 8QD

This detached three bedroom home stands on a large garden plot, towards the end of a quiet cul-de-sac, and offers spacious accommodation arranged over two floors with delightful far-reaching views.

The property has been extended to add a second reception room along with an additional bedroom and recently updated shower room. Benefiting from UPVC double glazing and gas central heating, the property is ready to be enjoyed right away.

With off road parking for 2 cars, EV charging and an integrated large single garage, the property is available with no upward chain.



Ground Floor

Entrance Hall

Living Room

Sunroom

Dining Kitchen

Bathroom

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is accessed via the hallway with the staircase rising to the first floor. An integrated cupboard can be accessed from the hall, providing handy storage. The spacious sitting room has a large bay window enjoying views over the garden and countryside beyond, and a feature fireplace. From the sitting room one steps into the sunroom, again boasting the countryside views through double doors leading into the garden.

The dining kitchen features a mixture of wall and base units along with a peninsula breakfast bar, in addition to an induction hob and integrated oven. A useful understairs cupboard is accessible from within the dining kitchen, and a door from the kitchen opens into the integrated garage.

The garage is fitted with storage units to the rear, with ample room for a car. The garage door is a secure roller type and can be operated by remote control.

The ground floor accommodation is completed by the house bathroom, featuring a corner bath, washbasin, w/c and storage.

The first floor landing provides access to two double bedrooms and a third single bedroom. This floor also benefits from a newly fitted shower room with washbasin and w/c and eaves storage.

EXTERNAL

The property occupies a generous garden plot with gardens to the front and rear. The rear garden has a paved terrace and a gently sloping lawn. There is off road parking on the driveway for 2 cars, which leads to the integrated garage. Accessed from the external rear of the property is an under-house storage room. The garden also has a storage shed, which is included in the sale of this desirable property.

LOCATION

Daleside is situated in the village of Greetland in a quiet residential area. It is set away from busy traffic yet varied amenities are within easy reach including a village school, a Sports & Recreation Hall with Playing Fields, Church, General Store and Children's Play area, ideal for family life.

There is a regular bus service close by and a mainline railway station in Sowerby Bridge, just a 5-minute drive away. The M62 Motorway (J22 & J24) is within 10-minute drive, providing excellent commuter links to Manchester, Leeds and beyond.

SERVICES

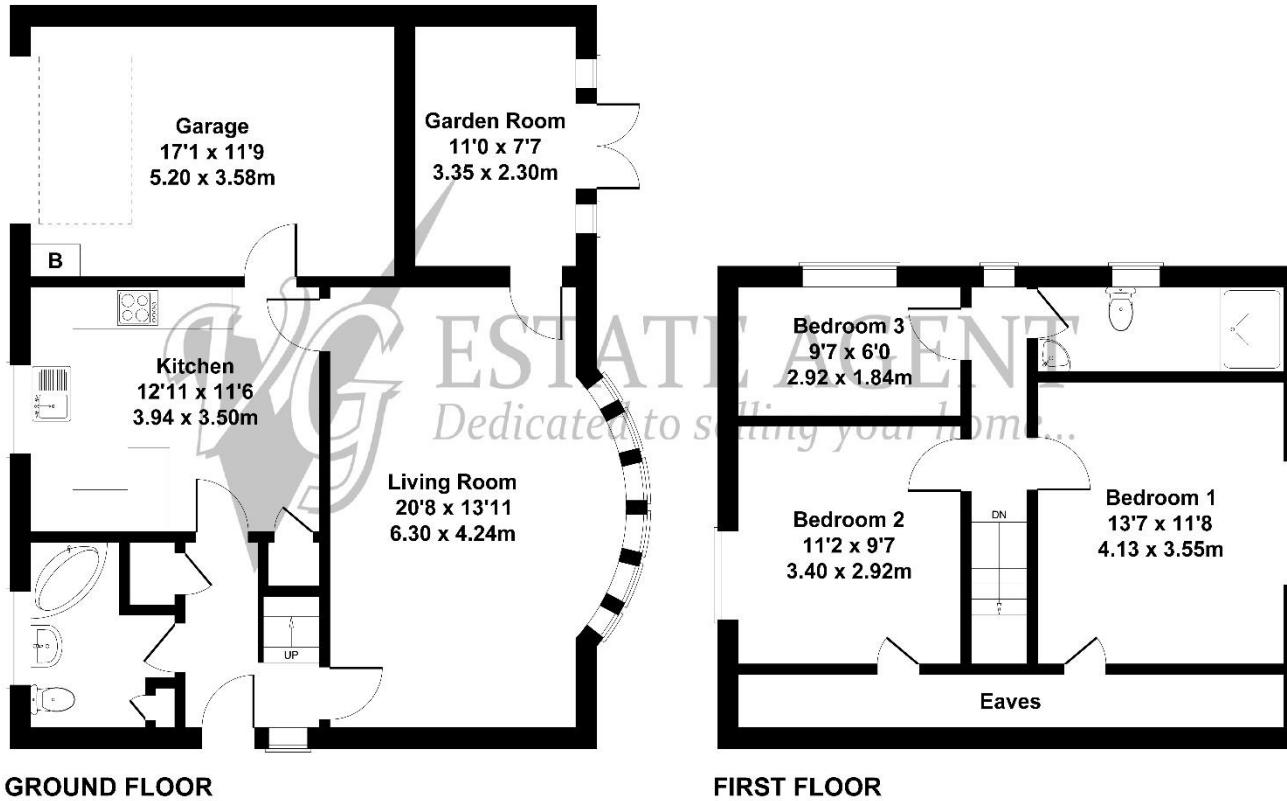
All mains services. UPVC double glazing. Gas central heating. The boiler is located in the integrated garage.

DIRECTIONS

From Ripponden take the Elland Road uphill, passing the Fleece Inn on the left, and bear right into Barkisland. At the post office, turn left into Saddleworth Road and keep on this road for approx 1.5 miles to Greetland. Take the third left turn into Daleside. Number 13 can be found within the of the 1st left cul-de-sac, identified by our sale board.



Approximate Gross Internal Area
1313 sq ft - 122 sq m



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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.