



Middle Dean Street, Greetland, HX4 8DP
£160,000

E&H Edkins Holmes
ESTATE AGENTS

A deceptively spacious three-bedroom stone-built terraced home arranged over three floors, offering a wonderful blend of character and practicality. Ideally suited to first-time buyers, young families or those seeking generous living accommodation in a convenient location.

The accommodation comprises an inviting lounge featuring a multi-fuel stove, creating a cosy focal point, together with a spacious dining kitchen with access to the useful cellar, providing excellent additional storage. To the first floor is a particularly well-proportioned principal bedroom and a generous four-piece house bathroom incorporating a bath, separate shower, wash hand basin and WC. The second floor offers two further bedrooms, providing flexible space for children, guests or a home office.

Externally, the property enjoys an enclosed rear patio garden, offering a low-maintenance outdoor space for relaxing or alfresco dining.

Located in the ever-popular West Vale area, the property is within easy walking distance of the heart of the village, where you'll find an excellent selection of independent caf  s, bars, restaurants and local shops. There are excellent transport links to Halifax, Huddersfield and the M62 motorway, while the surrounding countryside provides an abundance of scenic walks, making this an ideal location for those seeking both convenience and outdoor living.



Ground Floor:

Lounge 13'9" x 13'0" (4.204 x 3.970)

Multifuel stove set in Inglenook fireplace. Radiator. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Dining Kitchen 11'10" x 9'9" (3.631 x 2.990)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Tiled splashbacks. Electric oven. Electric hob. Stainless steel cooker hood. Plumbing for washing machine (included). Plumbing for dishwasher (included). Boiler, installed May 2023. Door leading to cellar. UPVC double glazed window to rear elevation. UPVC door to rear elevation.

Cellar

Cellar in basement with lighting and sockets. Fridge freezer and dryer (included).

First Floor:

Landing

Stairs leading from lounge. Stairs leading to second floor. UPVC double glazed window to rear elevation.

Bedroom One 13'10" x 13'0" (4.222 x 3.972)

Spacious master bedroom with walk in cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom

Spacious bathroom consisting; Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Shower cubicle. Radiator. UPVC double glazed window to rear elevation.

Second Floor:

Bedroom Two 10'1" x 12'11" (3.091 x 3.946)

Radiator. Velux.

Bedroom Three 11'7" x 7'4" (3.549 x 2.247)

Under eaves storage. Radiator. Velux.

External

Enclosed low maintenance paved yard. Shed. New outside tap.

Council Tax Band

A

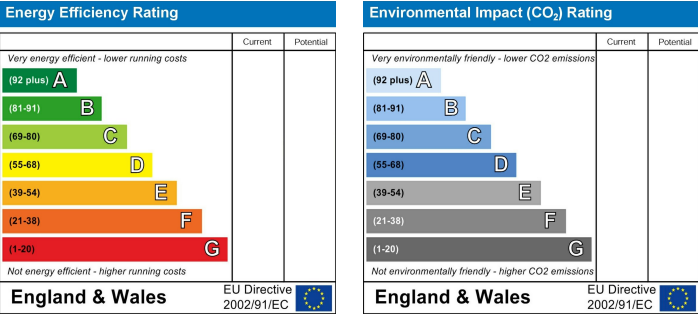
Location

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:
engage.rising.coffee

Disclaimer

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