

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Saddleworth Road, Greetland**

**£165,000**





Nestled in the charming village of Greetland, this unique through terrace house on Saddleworth Road offers a delightful blend of comfort and convenience. With two spacious double bedrooms and a well-appointed house bathroom on the first floor, this property is perfect for small families or professionals.

The ground floor features a welcoming lounge that flows seamlessly into a functional kitchen, complete with a utility room and a convenient ground floor WC. This layout not only maximises space but also enhances the practicality of everyday living. The property benefits from on-street parking, ensuring ease of access for residents and visitors alike.

Step outside to discover a tiered garden at the rear, providing a lovely outdoor space for relaxation or entertaining. The garden is a perfect spot to enjoy the fresh air and the beauty of the surrounding area.

Greetland is a well-regarded village, known for its friendly community and ample amenities. Residents can enjoy a variety of café bars, restaurants, and local shops, all within easy reach. For those commuting, the property boasts excellent transport links via the M62 network and regular bus services into Halifax, making it an ideal location for both work and leisure.

- TWO DOUBLE BEDROOMS
- REAR GARDEN
- UTILITY ROOM
- GROUND FLOOR WC
- POPULAR LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - A

## Accommodation

### Entrance hall

### Lounge

12'0" x 15'7" (3.67 x 4.75)

### Kitchen

13'0" x 11'7" (3.97 x 3.55)

### Utility room

### Ground floor WC

### First floor

### Bedroom one

12'0" x 10'10" (3.67 x 3.32)

### Bedroom two

13'2" x 11'3" (4.02 x 3.45)

### Bathroom

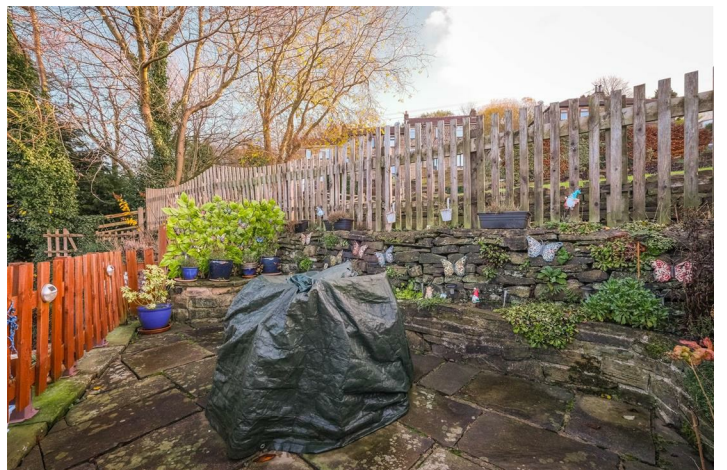
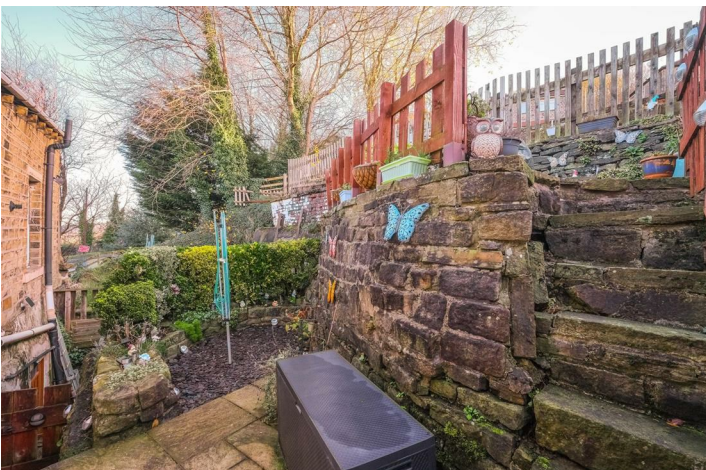
7'5" x 8'4" (2.27 x 2.55)

### Directions

Please use postcode HX4 8AG for sat nav directions.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



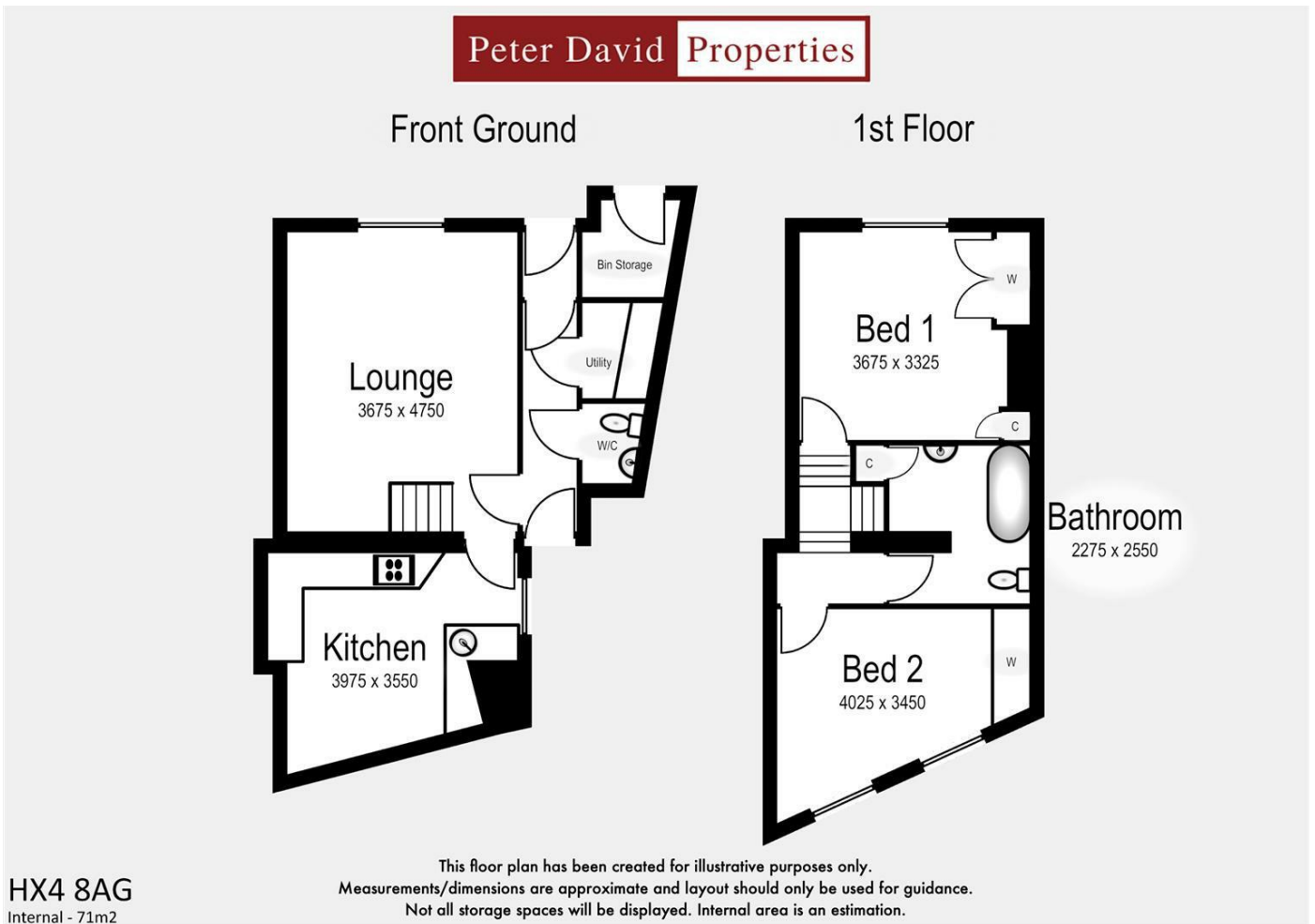
## Hybrid Map



## Terrain Map



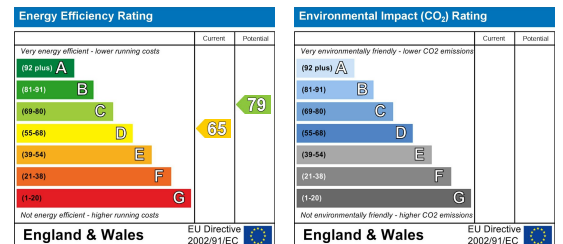
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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