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9 CLAY HOUSE LANE

GREETLAND | HX4 8AW

This charming stone-built semi-detached cottage offers spacious, well-presented accommodation in the sought-after village of Greetland, ideal for those seeking a blend of character and modern comfort.

Inside, the property features a living room with space for both relaxing and dining, centred around a traditional stone fireplace with a multi-fuel stove. A contemporary kitchen with integrated appliances provides a practical and stylish space for everyday living.

Upstairs, two well-proportioned double bedrooms are complemented by a modern bathroom. Externally, a low-maintenance patio offers an inviting outdoor seating area. The location also provides easy motorway access and close proximity to the amenities along with bars and restaurants of West Vale.



GROUND FLOOR

Living Room
Kitchen

FIRST FLOOR

Landing
Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

A

EPC RATING

TBC – D (Expired)

INTERNAL

This attractive stone-built semi-detached cottage offers spacious, well-presented accommodation in a sought-after village setting.

The property is accessed via a practical entrance vestibule, leading into a generous living room with ample space for both seating and dining. A traditional stone fireplace with a multi-fuel stove creates a charming focal point, while a useful understairs cupboard provides additional storage. The kitchen is fitted with a range of modern high-gloss units and includes an integrated fridge and freezer, an electric oven with induction hob, plumbing for a washing machine, and space for either a dryer or dishwasher.

The spacious principal bedroom is positioned at the front of the property and benefits from excellent natural light, along with built-in wardrobes to both alcoves. The second bedroom is another well-proportioned double, overlooking the rear. The accommodation is served by a three-piece bathroom comprising a bath with shower over, WC, and pedestal wash hand basin.

EXTERNAL

The property features a low-maintenance decked patio area to the front, ideal for outdoor seating.

SERVICES

Gas central heating. All mains services.

TENURE

Freehold.

LOCATION

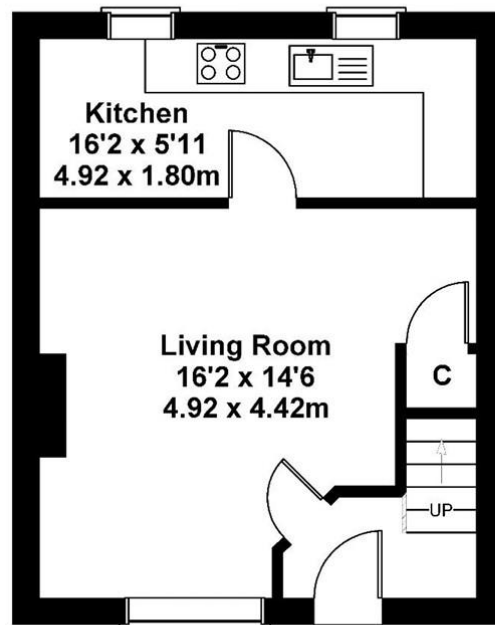
Located in the heart of the desirable village of Greetland, the property is ideally situated within walking distance of the excellent amenities of nearby West Vale, which include a post office, primary school, park and a selection of shops, bars and restaurants. The M62 is within 10 minutes drive, providing excellent commuter links to Bradford, Leeds and Manchester.

DIRECTIONS

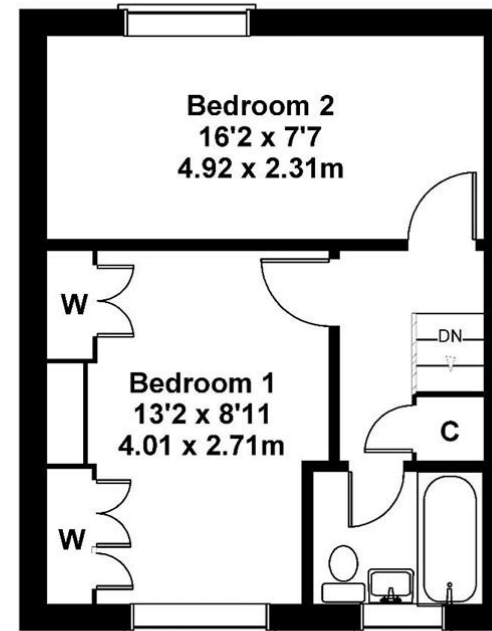
From Ripponden take the Elland Road uphill, passing The Fleece Inn, and continue on Greetland Road (B6113) for approx 3 miles, passing The Sportsman Inn on the left. Continue downhill and turn left into Clay House Lane (approx 200 metres after the Rose & Crown pub). The property can be found on the left hand side.



Approximate Gross Internal Area
679 sq ft - 63 sq m



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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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.