



Green Lane, Halifax, HX4 8BL
£250,000

E&H Edkins Holmes
ESTATE AGENTS

Occupying a generous plot in a popular West Vale location, this two-bedroom detached bungalow offers an excellent opportunity for a purchaser looking to create a home to their own taste. The property is in need of updating and modernisation, but offers plenty of potential together with particularly appealing outside space.

The accommodation provides single-level living with two bedrooms, living accommodation, kitchen and bathroom.

A particular feature of the property is the large plot, which provides ample outdoor space and is complemented by a detached double garage with an attached UPVC potting shed. To the front, a block-paved driveway provides off-road parking for multiple vehicles.

Conveniently positioned for West Vale's local amenities and transport links, this detached bungalow presents a rare opportunity for buyers seeking a property with scope to improve, generous parking and substantial outside space.



Entrance Vestibule

Cupboard housing boiler. Wooden double glazed window to front elevation. Woodend single glazed door to front elevation.

Inner Hall

Loft access.

Lounge 11'11" x 14'0" (3.636 x 4.272)

Radiator. UPVC double glazed window to rear elevation.

Dining Room 14'2" x 9'9" (4.342 x 2.994)

Radiator. UPVC double glazed windows to rear and side elevations.

Kitchen 7'10" x 9'10" (2.406 x 3.013)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Gas cooker point. Plumbing for washing machine. Radiator. UPVC double glazed window to front elevation.

Bedroom One 11'10" x 13'11" (3.619 x 4.246)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 7'10" x 9'5" (2.412 x 2.886)

Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. UPVC double glazed window to front elevation.

Garage 17'0" x 18'1" (5.191 x 5.533)

Sliding doors. Power. Light. Single glazed window to side. Adjacent UPVC potting shed.

Parking

Gated block paved driveway for multiple vehicles.

Front Garden

Mature planting. Coal hole.

Rear Garden

Lawn and patio garden to three sides.

Council Tax Band

c

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:
tonic.swear.shaky

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







