



Green Lane, Halifax, HX4 8BL  
£175,000

**E & H**  
Edkins Holmes  
ESTATE AGENTS

An attractive two-bedroom period cottage arranged over three floors, occupying a desirable position on Green Lane in the heart of West Vale. To the front of the property is a charming enclosed paved garden, bordered by traditional drystone walls and a wrought iron gate, creating a particularly appealing first impression.

The accommodation is both characterful and well proportioned, with a generous living and dining room to the ground floor, ideal for both relaxing and entertaining. The lower ground floor houses a stylish breakfast kitchen with access to a rear patio garden, providing practical outdoor space.

To the first floor are two well-presented bedrooms, including a spacious principal bedroom with walk-in wardrobe, together with the house bathroom. Throughout the property are a number of period features, such as exposed beams and picture rails, which enhance the home's charm and character.

Ideally suited to first-time buyers or those looking to downsize, this delightful cottage offers a blend of character, space and a convenient West Vale location.



## Ground Floor:

### Entrance Hall

Radiator. Composite door to front elevation.

### Lounge 16'8" x 17'11" max (5.085 x 5.465 max)

Pebble effect, living flame gas fire. Exposed beams. Picture rail. Radiator. UPVC double glazed windows to front and rear elevations.

### Lower Ground Floor:

### Rear Entrance Hall

Radiator. UPVC double glazed door to rear elevation.

### Breakfast Kitchen 15'2" x 6'3" + recess (4.634 x 1.929 + recess)

Fitted kitchen with wall and base units. Breakfast bar. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Integrated dishwasher. Radiator. UPVC double glazed window to rear elevation.

### First Floor:

### Landing

Stairs leading from Entrance Hall. Loft access. Radiator.

### Bedroom One 10'10" x 10'6" (3.310 x 3.213)

Feature fireplace. Picture rail. Radiator. UPVC double glazed window to front elevation.

Walk-in wardrobe with shelving, hanging space and boiler.

### Bedroom Two 8'1" max x 7'1" (2.466 max x 2.178)

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

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

### Front Garden

Enclosed paved garden with drystone wall boundary and wrought iron gate.

### Rear Garden

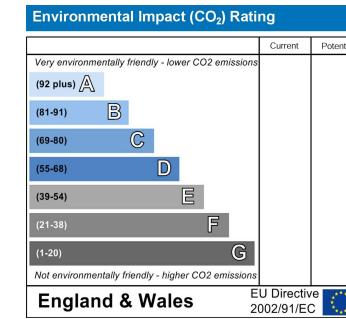
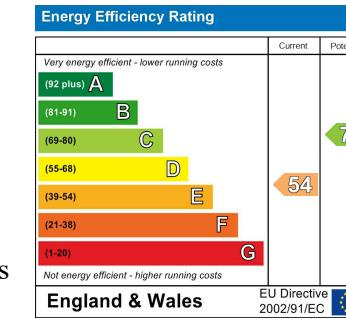
Enclosed patio garden.

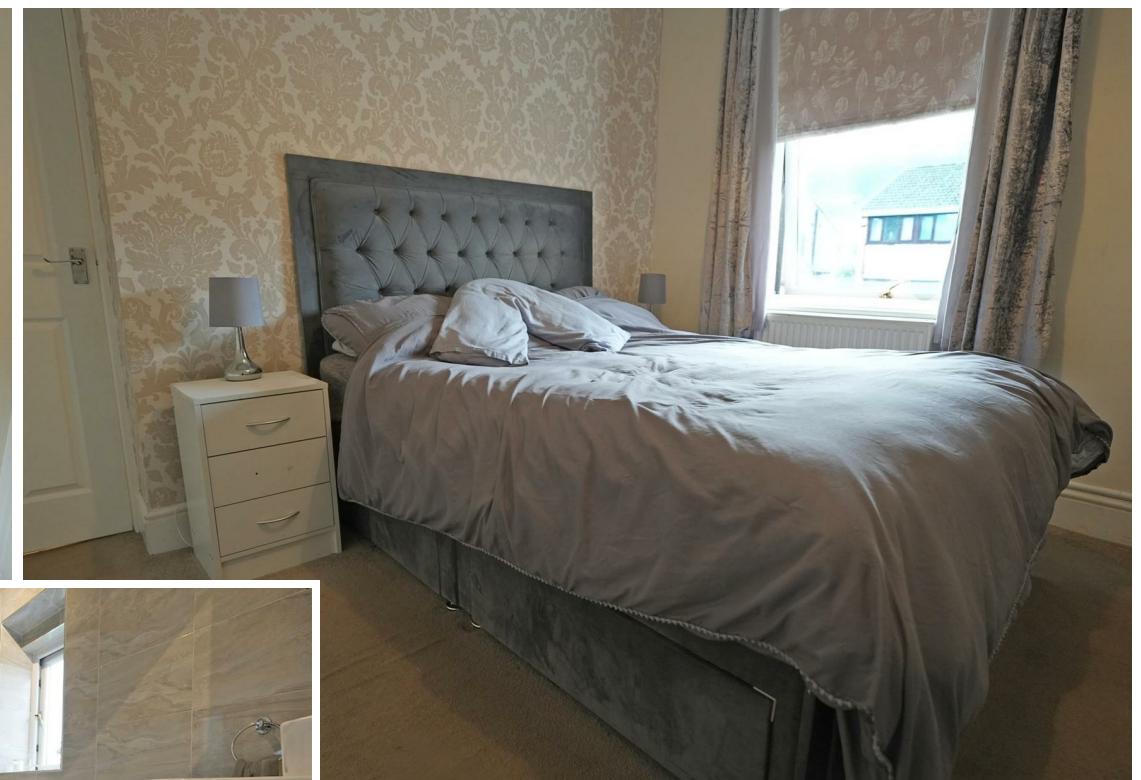
### Council Tax Band

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.







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