



Saddleworth Road, Halifax, HX4 8NF
Offers Over £350,000

E&H Edkins Holmes
ESTATE AGENTS

Occupying a generous plot in the popular village of Greetland, this attractive stone-built semi-detached home has been thoughtfully improved by the current owner and offers well-proportioned accommodation, ample off-road parking and excellent potential to extend, subject to the necessary planning permissions.

Recent improvements include replastering throughout, updated electrics, a modern house bathroom and enhancements to the garage, creating a home that is well presented whilst still offering buyers the opportunity to personalise to their own taste.

The accommodation briefly comprises an entrance hall, lounge, separate dining room and fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property benefits from a generous driveway providing off-road parking for up to five vehicles, together with a spacious garage featuring power, lighting and two electric heaters, making it ideal for those requiring a workshop, home gym or additional storage. To the rear is an enclosed, low-maintenance garden, providing a pleasant space for outdoor seating and entertaining.

Conveniently located close to local amenities, well-regarded schools and excellent transport links to Halifax, Huddersfield and the M62 motorway network, this is an excellent opportunity for families and professionals alike. With further scope to extend, subject to the relevant planning permissions, the property offers the flexibility to adapt alongside changing needs.



Entrance Hall

Herringbone flooring. Under stairs cupboard housing boiler. Traditional style radiator. Original stained glass window to side elevation. UPVC double glazed door to front elevation.

Lounge 13'6" x 11'9" (4.135 x 3.602)

Shelving to alcove. Herringbone flooring. Traditional style radiator. UPVC double glazed bay window to front elevation.

Dining Room 11'9" x 11'11" (3.604 x 3.638)

Picture rail. Herringbone flooring. Traditional style radiator. UPVC double glazed window to rear elevation.

Kitchen 14'2" max x 9'7" max (4.338 max x 2.940 max)

Fitted kitchen with base units. Stainless steel sink. Gas cooker point. Plumbing for washing machine. Designer radiator. UPVC double glazed windows to rear and side elevations. Composite door to side elevation.

Landing

Stairs from entrance hall. Loft access. Original stained glass window to side elevation.

Bedroom One 11'10" x 9'11" (3.609 x 3.044)

Built in wardrobes. Wooden floor boards. Traditional style radiator. UPVC double glazed window to rear elevation.

Bedroom Two 10'10" x 11'2" (3.324 x 3.412)

Wooden floor boards. Traditional style radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'6" x 7'1" (2.291 x 2.161)

Wooden floorboards. Traditional style radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Traditional style radiator. UPVC double glazed window to side elevation.

Garage 17'9" x 10'7" (5.424 x 3.245)

Sliding doors. Power. Light. Two heaters.

Parking

Driveway parking for five cars.

Front Garden

Low maintenance shingle garden.

Rear Garden

Well proportioned patio garden.

Council Tax Band

D

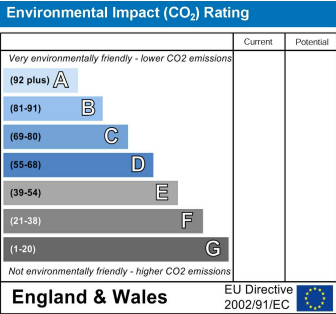
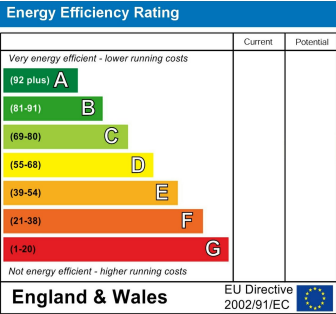
Location

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:
stands.tile.matter

Disclaimer

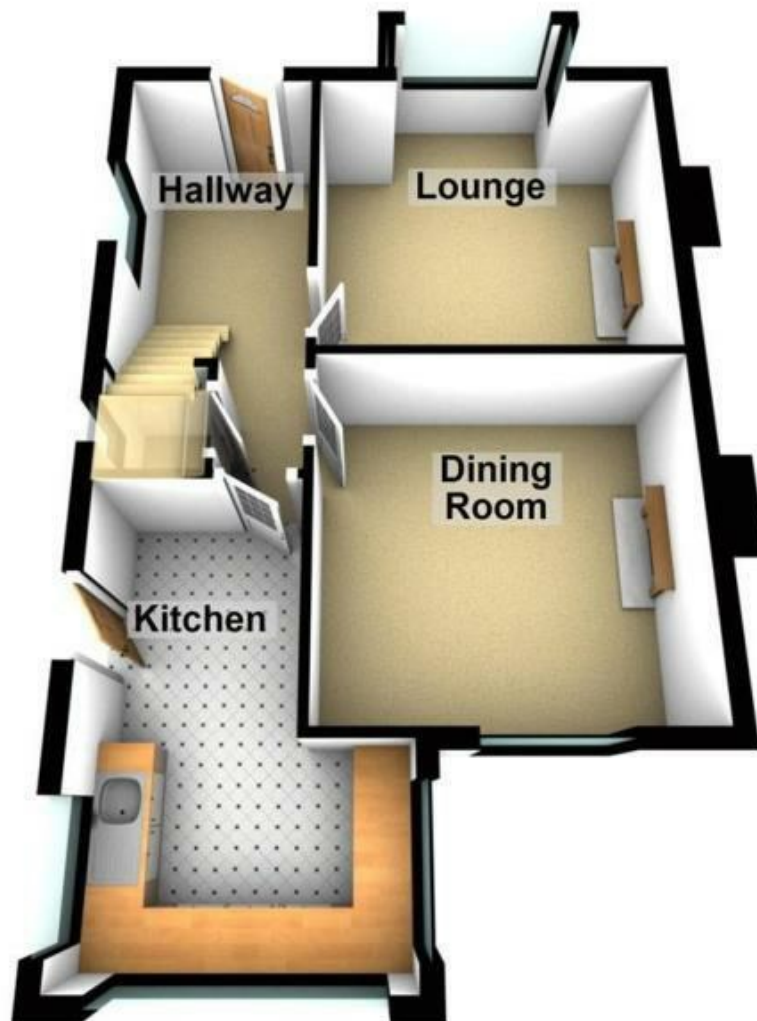
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Ground Floor



First Floor

