

Clay House Lane, Halifax, HX4 8AW

£270,000

Edkins & Holmes
ESTATE AGENTS

A beautifully presented three bedroom end terrace property offering stylish and contemporary accommodation arranged over three floors. Having been extensively modernised, the property is ready to move straight into and would make an excellent home for a professional couple, young family or those looking for flexible space to work from home.

The accommodation, in brief, comprises: Entrance hall with useful storage, access to the integral garage and cloakroom/WC to the ground floor. The first floor provides an impressive open plan living space incorporating a modern fitted kitchen, dining area and spacious lounge, creating a fantastic sociable space for both everyday living and entertaining. There is also direct access from this level onto the rear garden. To the second floor are two double bedrooms, a third single bedroom/home office and a stylish three piece house bathroom.

Externally, the property benefits from driveway parking and an integral single garage, whilst to the rear is an attractive, low maintenance landscaped garden with a private decked seating area, ideal for outdoor dining and entertaining.

Located in the popular village of Greetland, the property is conveniently positioned for the excellent selection of independent shops, bars, restaurants and everyday amenities available in nearby West Vale. Well regarded local schools are within easy reach, together with excellent transport links to Halifax, Huddersfield and the M62 motorway network, making this an ideal location for those commuting throughout West Yorkshire and into Manchester.







Ground Floor:

Entrance Hall
Oak parquet flooring. Traditional style radiator. Composite door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Chrome towel radiator.

First Floor:

Lounge 13'4" x 15'7" (4.069 x 4.771)
Wooden feature wall. Stylish fitted storage. Two designer radiators. Two UPVC double glazed windows to front elevation.

Dining Room 10'4" x 8'11" (3.170 x 2.727)
Open to kitchen. Designer radiator. UPVC double glazed window to rear elevation.

Kitchen 14'4" x 6'2" (4.370 x 1.885)
Stylish fitted kitchen with wall and base units. Ceramic one bowl sink. Solid wood work surfaces. Electric oven. Induction hob. Integrated dishwasher. Integrated fridge / freezer. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

Second Floor:

Landing
Stairs leading from lounge. Oak and glass balustrade.

Bedroom One 13'6" x 9'5" (4.119 x 2.886)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 10'6" x 9'5" (3.213 x 2.886)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'10" x 6'1" (2.087 x 1.878)
Radiator. UPVC double glazed window to front elevation.

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

Integral Garage 17'0" x 12'6" (5.188 x 3.830)
Up and over doors. Power. Light. Plumbing for washing machine. Boiler. Radiator.

Parking
Driveway with parking for three cars.

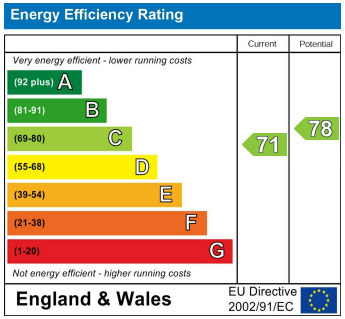
Rear Garden
Tiered decking garden with electric points and hot and cold taps.

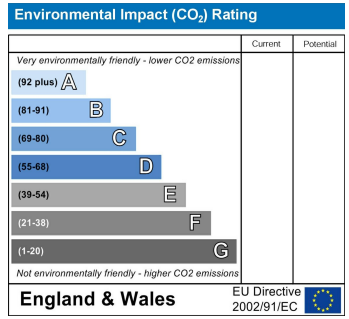
Council Tax Band
B

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:
late.unfair.reef

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We are not a member of a client money protection scheme.













Ground Floor

First Floor

Second Floor



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This floor plan is for illustrative purposes only and should be used as a general guide.

Total area: approx. 97.4 sq. metres (1048.5 sq. feet)

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