



Green Lane, Halifax, HX4 8BL
£170,000

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.

The three words designated to this property is: topped.anyway.jukebox

Disclaimer

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