



Lindwell, Halifax, HX4 8HH
£175,000

E&H Holmes
ESTATE AGENTS

Situated in the popular village of Greetland, this attractive two-bedroom character cottage offers well-presented accommodation combining period charm with practical modern living. Occupying a convenient position within easy reach of local amenities, schools and transport links, the property will appeal to a variety of purchasers including first-time buyers, professionals and those looking to downsize.

The heart of the home is the spacious open-plan living kitchen, creating a sociable and versatile space for everyday living and entertaining. The layout maximises the available accommodation and provides a light and welcoming environment, whilst retaining the character expected from a property of this style.

A useful cellar provides excellent additional storage and utility space, benefitting from plumbing for a washing machine and a radiator, making it a practical extension of the living accommodation.

To the first floor are two bedrooms together with the house bathroom. The property offers well-balanced accommodation throughout and is ready for immediate occupation.

Externally, the property enjoys a larger-than-average garden for a cottage of this type, providing space for seating, planting and outdoor enjoyment.

Greetland is a highly regarded residential village offering a range of local amenities, well-regarded schools and excellent transport links. The nearby centre of West Vale provides a popular selection of bars, restaurants and independent businesses, while the M62 motorway network is easily accessible for commuting to Leeds, Manchester and surrounding towns.

Offering character, practicality and a desirable village location, this charming cottage presents an excellent opportunity to acquire a home in one of Calderdale's most sought-after areas.



Living Kitchen 17'11" x 18'2" (5.477 x 5.554)

Fitted kitchen with wall and base units. Breakfast bar. Ceramic sink. Electric oven. Gas hob. Stainless steel cooker hood. Integrated fridge / freezer. Gas stove set in Inglenook fireplace. Access to cellar. Two radiators. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Cellar 8'10" x 7'8" (2.716 x 2.340)

Plumbing for washing machine. Boiler. Radiator.

Landing

Stairs from Living Kitchen. Loft access.

Bedroom One 11'4" x 10'4" (3.476 x 3.154)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 6'7" x 11'7" (2.008 x 3.545)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Radiator. UPVC double glazed window to front elevation.

Garden

Lawn and patio garden with outhouse.

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.

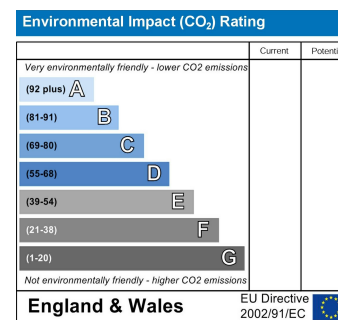
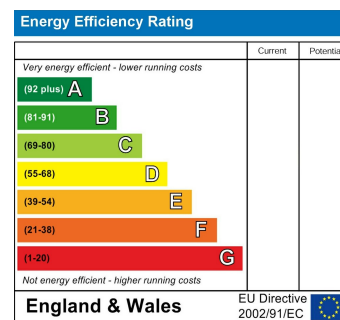
The three words designated to this property is:

sorry.shots.parade

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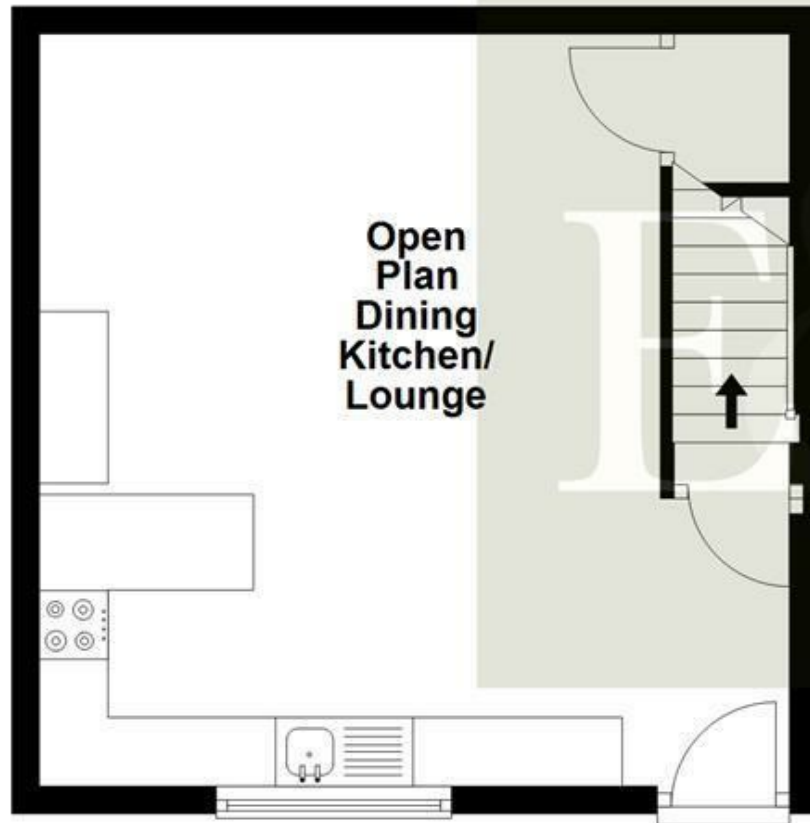
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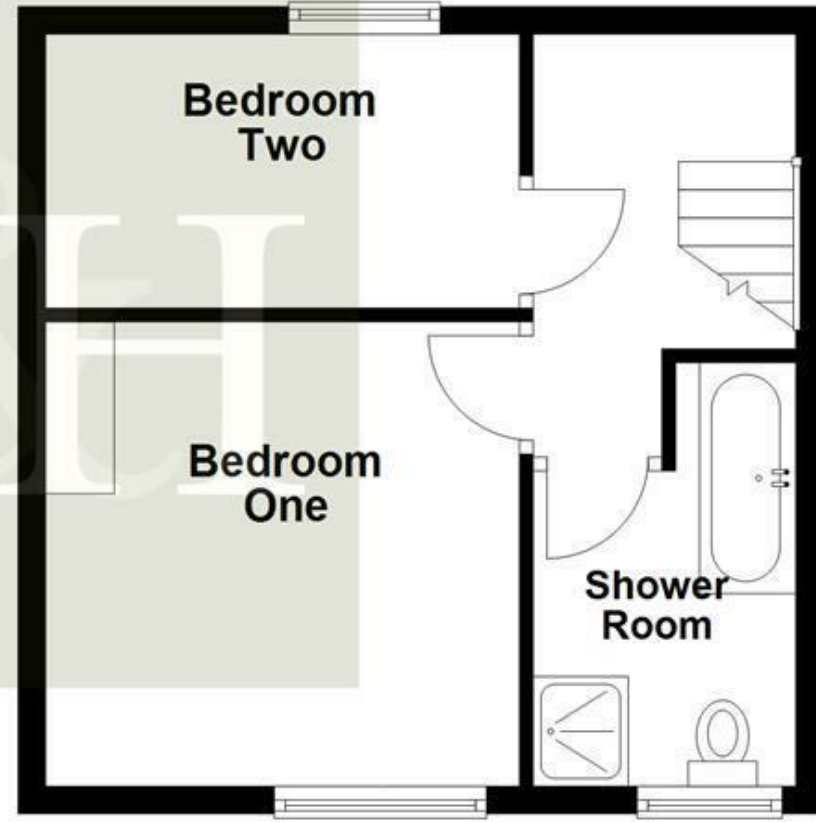




Ground Floor



First Floor



All measurements are approximate and for display purposes only
Plan produced using PlanUp.