



6 Gatehead, Greetland, Halifax, HX4 8NP

Offers Over £260,000

- : Highly Desirable Semi Rural Location
- : 2 Reception Rooms
- : 3 Bathrooms
- : Easy Access To M62
- : Realistically Priced
- : Stone Built Cottage
- : Large Garden To the Rear
- : Off Road Parking
- : Easy Access To Outstanding Schools
- : Viewing essential

6 Gatehead, Halifax HX4 8NP

Situated in this highly desirable residential location lies this charming two bedroom stone-built terraced cottage, providing attractive accommodation with the added benefit of off-road parking, a versatile basement level, a large private garden and delightful open views to the rear.

The property briefly comprises an entrance vestibule, fitted kitchen, spacious lounge, basement sitting room/potential third bedroom, two bathrooms, two double bedrooms, en-suite cloakroom, useful attic room, UPVC double glazing and gas central heating. Externally there are gardens to the rear, parking to the front and an allocated parking space.

The property provides excellent access to the local amenities of Greetland and easy access to the M62 motorway network. An internal inspection is absolutely essential to fully appreciate this delightful home.



Council Tax Band: B



ENTRANCE VESTIBULE

UPVC double glazed entrance door opens into the entrance vestibule with coat hanging space and ceiling light point. Door to the kitchen.

KITCHEN

12'9" x 6'2"

Fitted with a range of matching wall and base units incorporating work surfaces with stainless steel sink unit and mixer tap. Four ring gas hob with electric oven beneath, tiled floor, tiled walls, inset LED spotlights and door leading through to the lounge.

LOUNGE

14'11" x 14'9"

A spacious and attractive reception room with wood flooring, feature log burning stove and UPVC double glazed French doors opening onto a Juliet balcony enjoying delightful views over the rear garden and open countryside beyond. Staircase leading down to the basement.

'GARDEN ROOM' / OCCASIONAL BEDROOM

17'8" x 14'4"

A versatile room which could be utilised as a second sitting room, home office or occasional third bedroom. Fitted carpet, and wood flooring, UPVC double glazed window and door providing access to the rear garden, three ceiling light points and two wall light points. Useful utility cupboard with plumbing for an automatic washing machine and space for a tumble dryer.

SHOWER ROOM

Fitted with a modern three piece suite comprising low flush W/C, wash hand basin with vanity unit beneath and walk-in shower. Tiled floor, part tiled walls, heated towel radiator, inset spotlights and useful storage cupboard housing the electric meter and ventilation system.

From the basement level stairs lead back to the lounge.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, low flush W/C and pedestal wash hand basin. Tiled floor, heated towel radiators, inset spotlights, radiator and UPVC double glazed window to the rear elevation. From the lounge stairs lead to the first floor.

LANDING

With fitted carpet, radiator and wall light points.

BEDROOM TWO

15'3" x 6'11"

UPVC double glazed window to the front elevation, radiator, ceiling light point and fitted carpet.

BEDROOM ONE

14'11" x 8'11"

A spacious double bedroom with UPVC double glazed window to the rear elevation enjoying pleasant views, fitted wardrobes built into the alcoves, additional storage cupboard, fitted carpet, ceiling light point and two wall light points.

EN-SUITE CLOAKROOM

Fitted with a two piece suite comprising low flush W/C and wash hand basin with vanity unit beneath. Heated towel radiator, tiled walls, wall mirror and UPVC double glazed window to the rear elevation.

ATTIC ROOM

17'8" x 16'0"

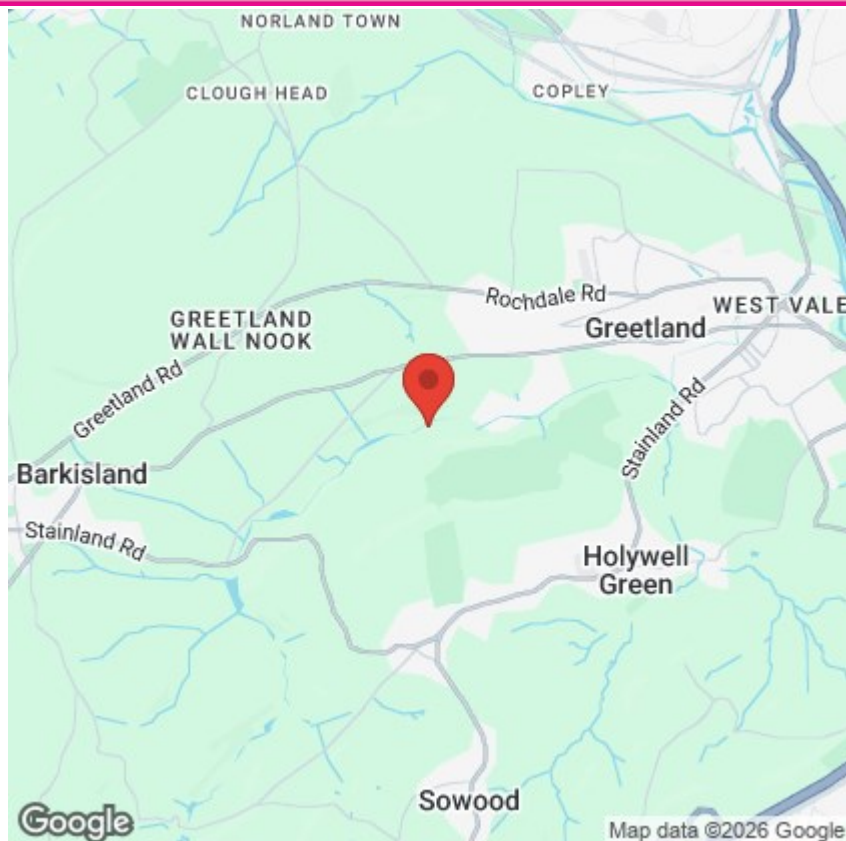
A useful loft room with two Velux double glazed roof windows, storage within the eaves and ideal for use as a home office, hobby room or additional storage (subject to any necessary consents).

EXTERNAL

To the front of the property there is a paved driveway providing off-road parking for one vehicle together with an additional allocated parking space.

To the rear is a delightful enclosed garden incorporating flagged patio areas and lawn, enjoying a good degree of privacy from mature hedging together with attractive open views across neighbouring fields.

For further information or to arrange a viewing, please contact Kemp & Co Estate Agents on 01422 349222.



Directions

SAT NAV HX4 8NP

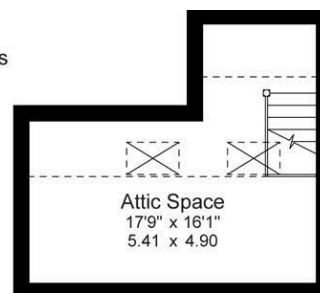
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1072 Sq. Feet
(exc. Attic Space) = 99.6 Sq. Metres



Second Floor



For illustrative purposes only. Not to scale.