

77 Green Lane, Greetland, Halifax, HX4 8DB

£190,000

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Situated close to a wide range of amenities in West Vale, this modern and well-presented three-bedroom property offers spacious accommodation throughout. Highlights include a generous lounge with a living flame gas fire, an impressive breakfast kitchen featuring an exposed stone wall and a separate utility room. To the first floor are three bedrooms and a contemporary family bathroom, while externally an enclosed rear garden provides a paved seating area and artificial lawn.





GROUND FLOOR:

Entrance Vesibule

Accessed via a UPVC external door to the front of the property, the entrance vestibule has a central heating radiator and staircase rising to the first-floor level. A door leads through to the lounge.

Lounge

16'1" x 14'2" max (4.90m x 4.32m max)

A generous reception room featuring a living flame coal-effect gas fire set within a timber fire surround. The room also benefits from a central heating radiator and UPVC double-glazed window to the front elevation.

Breakfast Kitchen

15'4" x 10'0" (4.67m x 3.05m)

Fitted with matching wall and base units, complementary work surfaces and a breakfast bar area. The kitchen incorporates a one-and-a-half bowl stainless steel sink with side drainer and mixer tap, a five-burner gas hob with electric oven beneath and extractor canopy over, together with an integrated dishwasher and space for an American-style fridge freezer. Further features include an exposed stone wall, inset ceiling spotlights, central heating radiator, UPVC double-glazed window and door leading to the utility room.

Utility Room

9'8" x 5'5" max (2.95m x 1.65m max)

Fitted with cabinets and work surfaces incorporating a stainless steel inset sink, with space for an automatic washing machine. The room has part-tiled walls, a wall-mounted central heating boiler, UPVC double-glazed window and UPVC external door leading to the rear garden, together with a Velux roof window.

LOWER GROUND FLOOR:

Basement Room

16'0 x 5'10 (4.88m x 1.78m)

With central heating radiator.

FIRST FLOOR:

Landing

Master Bedroom

10'2" x 15'1" (3.10m x 4.60m)

A generous master bedroom positioned to the rear of the property, featuring a central heating radiator and UPVC double-glazed window.











Bedroom 2

10'11" x 10'1" (3.33m x 3.07m)

A double bedroom positioned to the front of the property, with a central heating radiator and UPVC double-glazed window.

Bedroom 3

11'3" x 5'9" (3.43m x 1.75m)

A further bedroom with a central heating radiator and UPVC double-glazed window.

Bathroom

Fitted with a white three-piece suite comprising a low-flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. The bathroom has fully tiled walls, a ladder-style heated towel rail and UPVC double-glazed window.

OUTSIDE:

The property has an enclosed rear garden comprising a paved seating area leading to a further section with an artificial lawn, all enclosed by timber fencing. Please note that the upper lawned area of the garden is not included within the property's title, although information regarding the use of this area can be found on the Calderdale planning portal 11/01536/COU.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

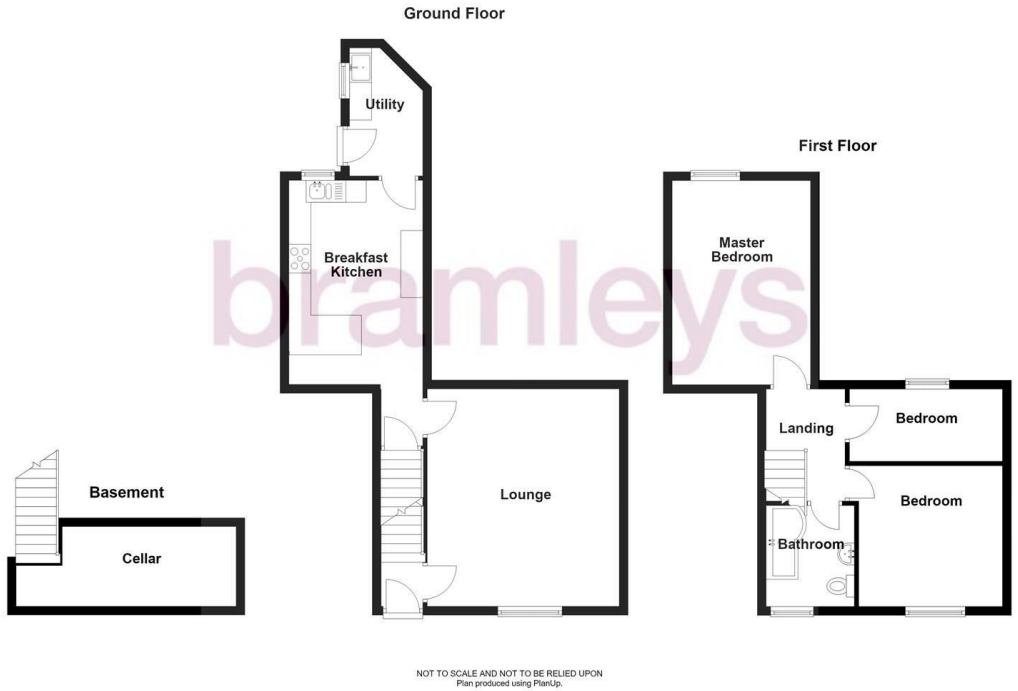
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

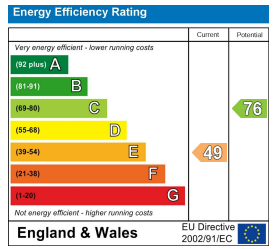


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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