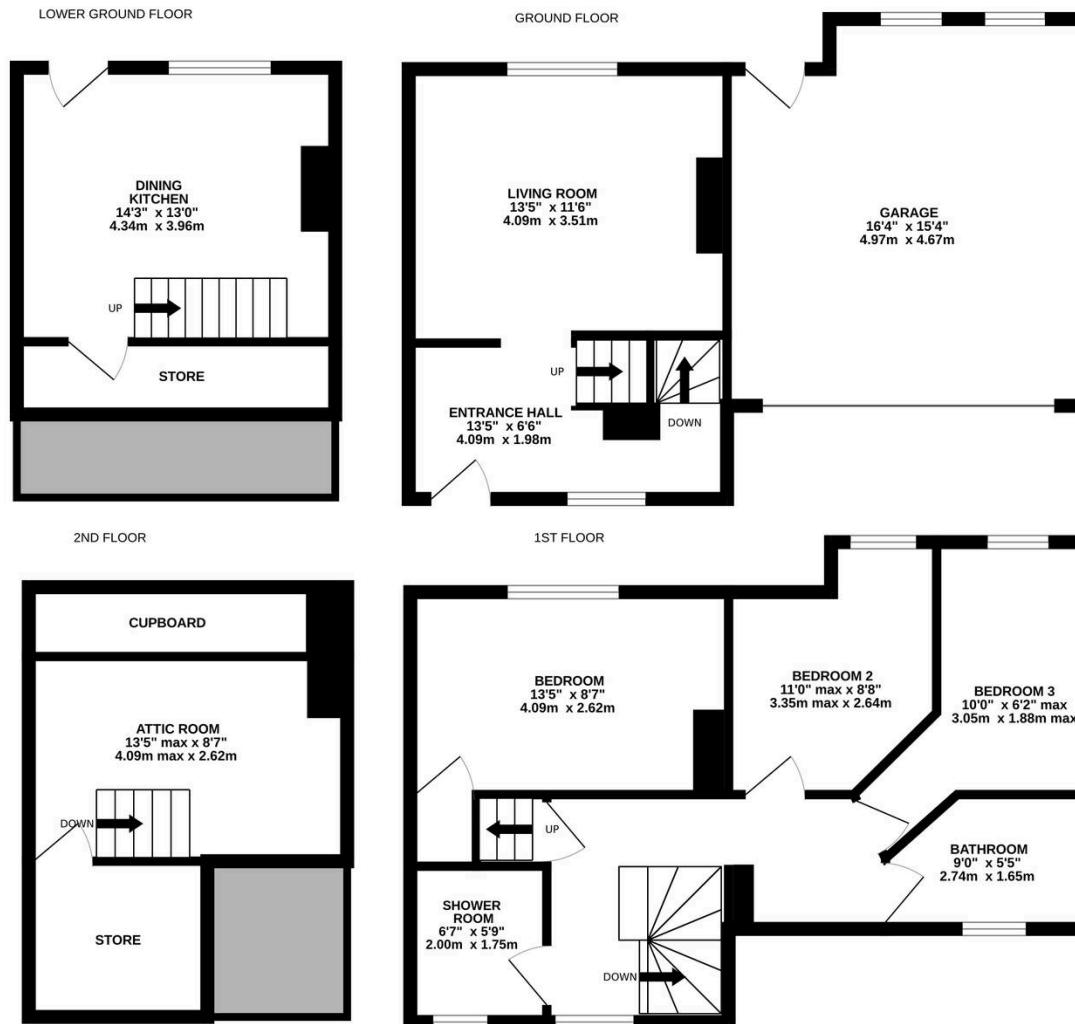




6 Spring Lane, Greetland
Halifax

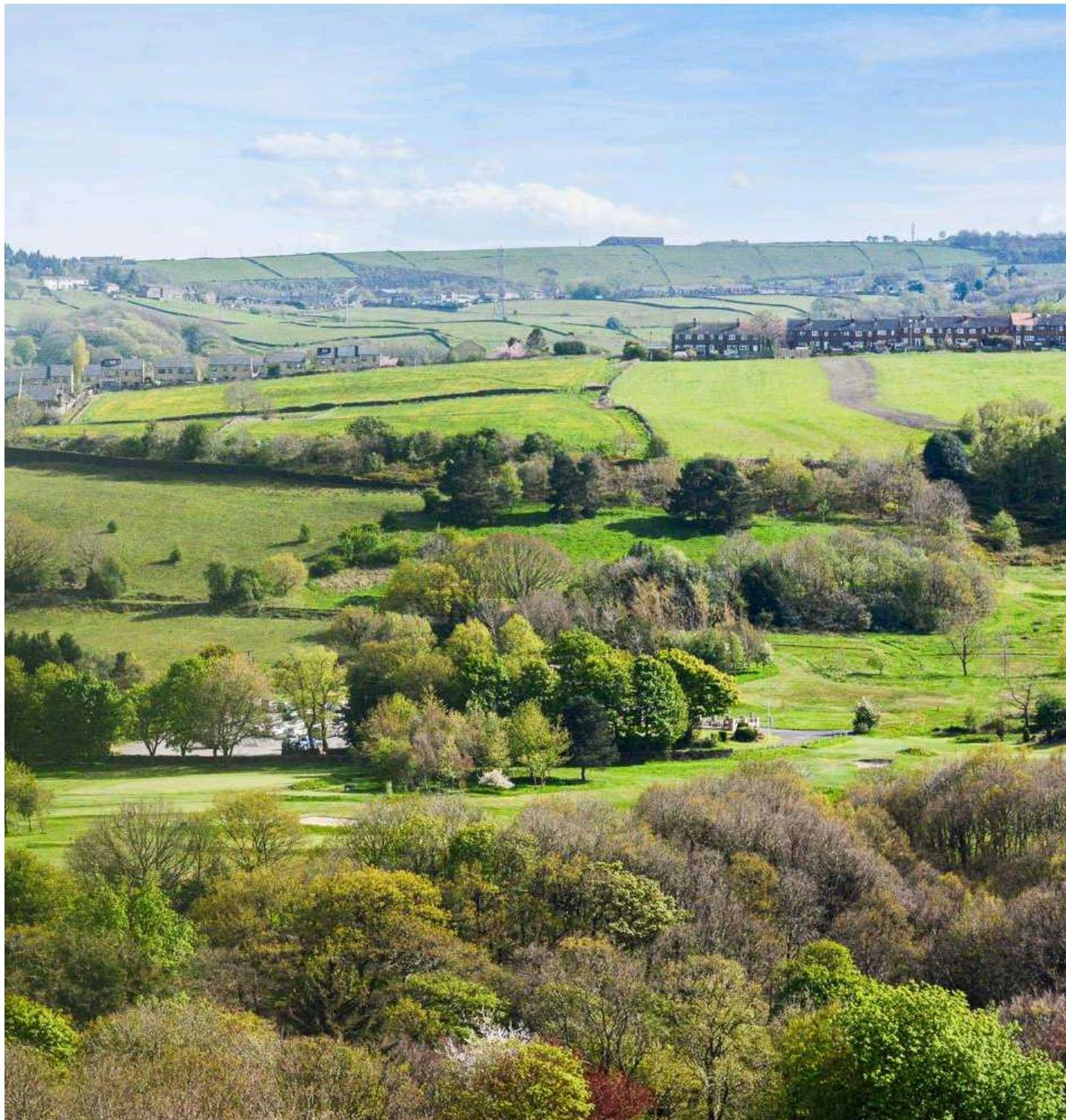
Guide Price £250,000



SPRING LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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6 Spring Lane

Greetland, Halifax

Available with vacant possession and no onward chain is this attractively presented and tastefully appointed three bedroom end Cottage with a large attached garage, driveway providing off road parking and enjoying lovely southerly aspect with far reaching views.

The property provides accommodation arranged over four floors, there is a gas central heating system, PVCU double glazing and briefly comprising to the ground floor entrance hall and living room. Lower ground floor dining kitchen and store. First floor landing leading to three bedrooms, shower room and bathroom.

The property is situated within a popular and well regarded semi rural village in close proximity to Greetland Academy Junior and Infant school together with local shopping in West Vale and accessible for the M62 motorway network.

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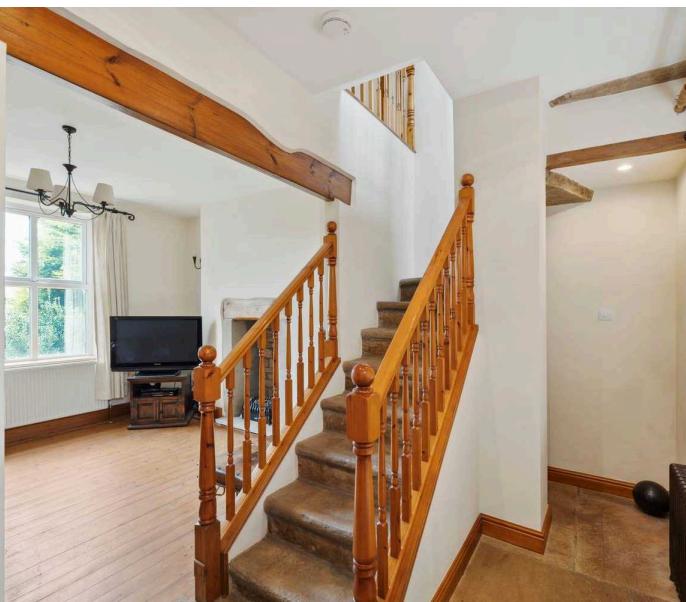
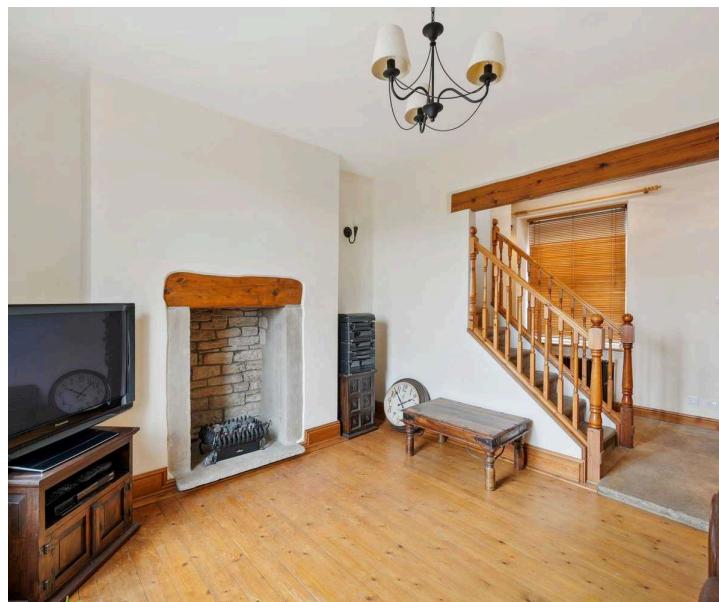


Entrance Hall

A hardwood panelled door opens into the entrance hall, this has a Yorkshire stone flagged floor together with a winding stone staircase rising to the first floor and leading down to the lower ground floor. There is a column radiator and inset ceiling spotlights. From the hallway access can be gained to the living room.

Living Room

13' 5" x 11' 6" (4.09m x 3.51m) A comfortable and well proportioned reception room which is situated to the rear of the property and as such enjoys lovely far reaching views with a southerly aspect. There are exposed floorboards and as the main focal point of the room a stone fireplace with Oak lintel and home to a coal effect gas fire housed within a basket and resting on a stone hearth.



Lower Ground Floor

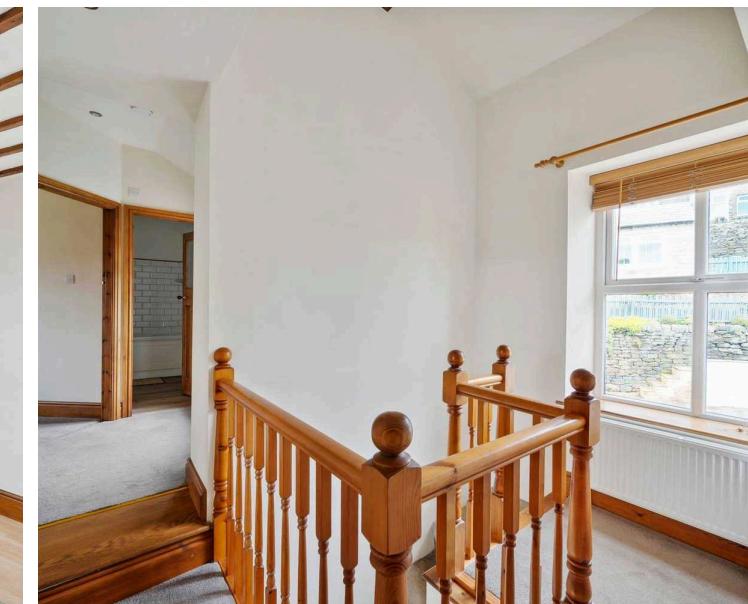
Dining Kitchen

14' 3" x 13' 0" (4.34m x 3.96m)

This has a beamed ceiling with inset LED downlighters, PVCU double glazed window with stone sill and adjacent door giving access to the southerly facing garden area. There is an area of laminate flooring with one step up to the kitchen section which has a tiled floor and has as the main focal point a lovely stone chimney breast and housed within this there is a Smeg range style cooker. There are base and wall cupboards, drawers, timber worktops with an inset one and a half bowl single drainer sink with antique style mixer tap. To the rear of the kitchen a door gives access to a useful store which is 13'5" x 3'2" this is ideal space for a fridge and freezer, there are fitted wall cupboards, wall mounted Potterton gas fired central heating boiler and plumbing for automatic washing machine.

First Floor Landing

With a large PVCU double glazed window flooding this area with natural light. The main landing has a mono pitched beamed ceiling, inset LED downlighters, there is a door giving access to a space saving staircase leading to the attic room and from the landing access can be gained to following:-





Bedroom One

13' 5" x 8' 7" (4.09m x 2.62m)

A double room which is situated to the rear of the property and as such enjoys some fabulous far reaching open views. As the main focal point of the room there is a stone fireplace and to one side there is a useful storage cupboard.

Shower Room

6' 7" x 5' 9" (2.01m x 1.75m)

With tiled walls to picture rail height, shaver socket, wall light and fitted with a suite comprising pedestal wash basin, low flush w.c. and large tiled shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray. From the main landing there is a step up to an inner landing which in turn gives access to the following:-

Bedroom Two

11' 0" x 8' 8" (3.35m x 2.64m)

This is situated adjacent to Bedroom one and enjoys a similar southerly aspect with far reaching views.



Bedroom Three

10' 0" x 6' 2" (3.05m x 1.88m)

Situated to the rear of the property this room enjoys far reaching views.

Attic Room

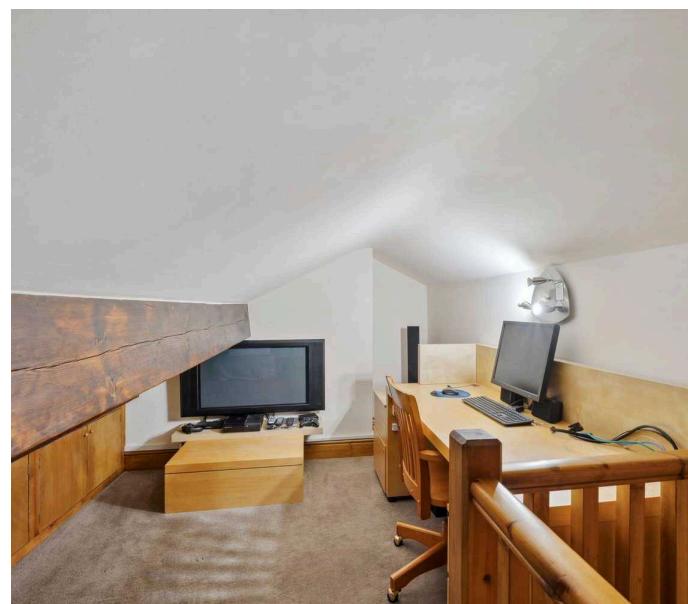
13' 5" x 8' 7" (4.09m x 2.62m)

From the first floor landing a space saving staircases rises to a useful boarded and carpeted loft with pitched ceiling limited head height and a bank of fitted cupboards. To one side access can be gained to a useful storage area measuring 6'7" x 7'6".

Bathroom

9' 0" x 5' 5" (2.74m x 1.65m)

With three quarter tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising double ended panelled bath with chrome shower fitting over, wall hung hand was basin with chrome monobloc tap, shaver socket and low flush w.c.



Garage

16' 4" x 15' 4" (4.98m x 4.67m)

With electric sectional door, courtesy door to the rear with two adjacent windows and having power, light, central heating radiator, cold water tap and base cupboards and worktops

Garden

To the right hand side of the garage there are stone steps leading down to stone flagged area immediately to the rear of the garage and from here stone steps lead down to a stone flagged patio which enjoys a southerly aspect and is bordered by a dry stone wall. It should be noted that the adjoining cottages have a pedestrian right of way across the rear of the property leading to the front.

Directions

Using satellite navigation enter the postcode HX4 8JL





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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.

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2. None of the main 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 in situ by the vendors.

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OFFICE OPENING TIMES 7 DAYS A WEEK Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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