



**4 BRIAN ROYD LANE
GREETLAND
HALIFAX
HX4 8PE**

Offers in the region of:
£375,000

**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk**

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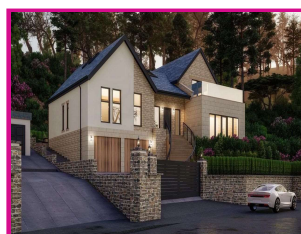
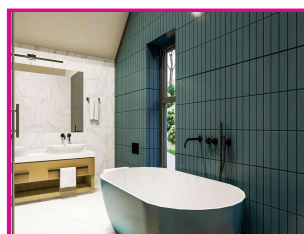
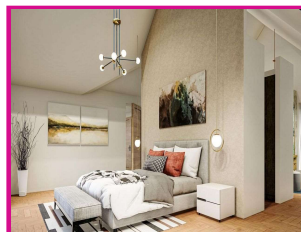
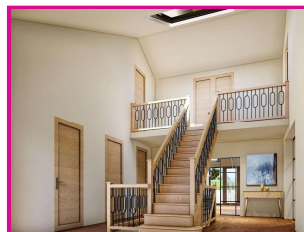
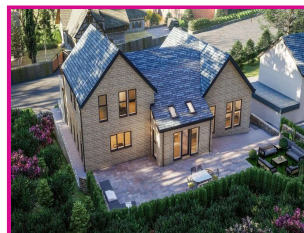
EXTENSIVE BUILDING PLOT – GREETLAND

Redwoods are delighted to offer for sale this prime building plot situated in Greetland with excellent open aspect.

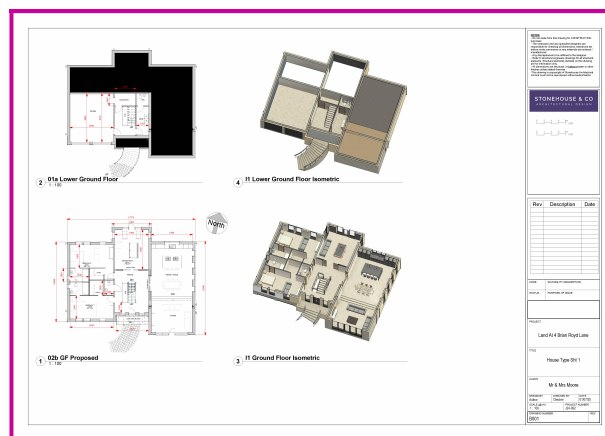
Details of plans passed (REF NO: 25/00316/FUL) for an executive 4/5 detached family home situated in this most desirable location. The accommodation benefits from approximately 3,400 square foot of accommodation plus garaging of approximately 433 square foot.

The details of the accommodation are as follows: - Lower ground floor: - Entrance hall, utility room, bike store, double garage. Ground floor: - Entrance hall, extremely spacious living kitchen, two double bedrooms both benefitting from en-suites, further games room/bedroom and wc. First floor: - Master suite incorporating dressing room and en-suite, cinema room/further bedroom and store room.

Please refer to the computer generated images and any further information you require please don't hesitate to contact the sole selling Agent - Redwoods Estate Agents on 01422 341411 or halifax@redwoodsonline.com



Planning reference no: 25/00316/FUL



Directions

From Halifax you will approach the traffic lights at West Vale. Turn right up Rochdale Road past the Londis General Store on the right then after half a mile bear left down Brian Royd Lane. Number 4 is the first property on the right set back from the main road.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. The Vendor(s), his Agent, Redwoods Estate Agency and persons in their employment do not give any warranty whatsoever in relation to this property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Redwoods Estate Agents.

MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

