



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

Offers in the region of:  
**£375,000**



Central House, Central Street,  
Halifax HX1 1HU  
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Requiring a comprehensive modernisation programme is this brick built detached true bungalow situated on a large garden plot with vast amounts of scope to extend the accommodation and benefits from an excellent open aspect. The accommodation presently comprises: - Side entrance lobby, extended dining kitchen, extremely spacious lounge, two double bedrooms and bathroom. Single car garage, driveway providing ample parking and extensive gardens. An ideal opportunity to acquire a true bungalow offered with vacant possession and no chain. PLEASE NOTE: The property also benefits from Planning Permission to demolish the bungalow and create an executive five bedroom detached family home. Planning REF: 25/00316/FUL – See separating listing

### CONSTRUCTION

The property is built of brick and has a tiled roof.

### ACCOMMODATION COMPRISES:-

#### Side entrance lobby

With double fixture cupboard housing wall mounted gas central heating boiler, double radiator and upvc external door and surround.

#### Extended dining kitchen

5.52 m (18'1") max x 4.49 m (14'9")

Part tiled, inset stainless steel sink unit with mixer taps, range of wall and base units with laminated work surfaces, integrated gas hob, electric oven and extractor hood, pine tongue and grooved ceiling with four inset spotlights, fixture cupboard and overhead cupboard and radiator. Partially open to dining area with upvc double glazed patio door and two radiators.

#### Inner lobby

With loft hatch.

#### Extremely spacious lounge

6.05 m (19'10") x 3.31 m (10'10")

With two radiators and excellent open aspect.

#### Front double bedroom/bedroom 1

4.47 m (14'8") max x 3.33 m (10'11")

Incorporating a range of built in robes with overhead cupboards and radiator.

#### Rear double bedroom/bedroom 2

3.34 m (10'11") max x 2.70 m (8'10")

With built in wardrobe and radiator.



### Bathroom

With tiling to all four walls, three piece white suite incorporating panel bath with mixer taps/shower attachment, pedestal wash hand basin and low flush wc, pine tongue and grooved ceiling with inset spots and radiator.

### External

Extensive gardens to three sides with excellent open outlook. Double width driveway providing off road parking for a large number of vehicles.

### Detached garage

6.28 m (20'7") x 3.07 m (10'1") max

With concrete floor, power and light and up and over door.

### Services

All main services are installed. The Council tax band for the property is band E. The Energy Efficiency rating for the property is band E.

### 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.

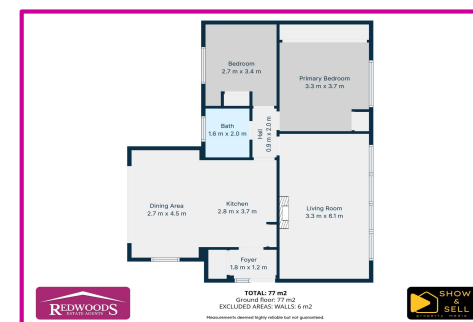
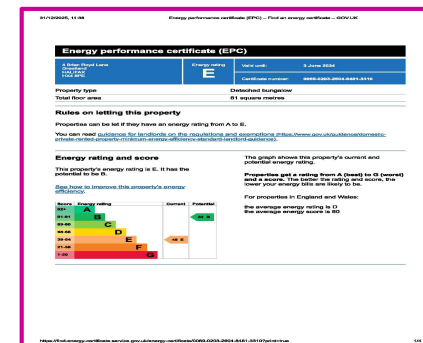
### Disclaimer

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.



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