

# MARSH & MARSH PROPERTIES

23 Hoults Lane, Greetland, HX4 8HW

£200,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES, OR INVESTORS\*\*** An extremely well-presented and low-maintenance **TWO DOUBLE BEDROOM** semi-detached property situated in the highly sought-after area of Greetland, enjoying a pleasant village-style setting. Conveniently positioned close to local amenities and schools, with scenic country walks nearby along with quick and easy access to the M62 motorway, to offer an excellent balance of countryside living and commuter convenience. Further benefits include off-road parking for two vehicles, a south-facing garden, and the added advantage of a useful basement providing additional storage. A full damp-proof course has been completed 2024 in the basement, kitchen, and bedroom two. The accommodation is well suited to owner occupiers and investors alike. In brief, the ground floor comprises a lounge with access to the basement and a dining kitchen, while to the first floor are two double bedrooms and the house bathroom. Externally, to the front of the property is parking for two vehicles, steps up to the front garden with artificial turf and a flagged patio. An internal inspection is strongly advised to genuinely appreciate what this home has to offer.

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### LIVING ROOM 5.2 x 4.6m (17'2 x 15'1)



A characterful lounge featuring an exposed stone inglenook fireplace with electric fire, decorative wall panelling, and LVT wood effect flooring. The space benefits from an open staircase, an exposed stone archway leading into the kitchen, a radiator, UPVC front door, and a UPVC window. This room also provides access to the basement.

### DINING KITCHEN 5.2 x 1.6m (17'2 x 5'2)

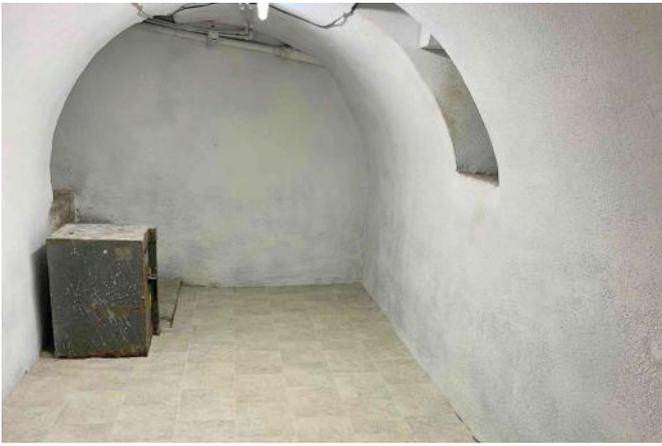
A fitted dining kitchen with wall and base units including a sink with brushed gold mixer tap and splashback. Appliances include an integrated fridge freezer and washing machine, along with a built-in oven, hob, and extractor fan. The wood effect LVT flooring flows through from the lounge,

complemented by decorative wall panelling, a radiator and a UPVC window.



### BASEMENT 4.9 x 2.0m (16'2 x 6'4)





A vaulted basement with power and light, perfect for storage.



**BEDROOM TWO 5.2 x 2.3m (17'2 x 7'8)**

### LANDING



First floor landing providing access to all upstairs rooms and the loft.

### BEDROOM ONE 3.5 x 3.8m (11'3 x 12'7)



A large double bedroom with fitted wardrobes in the alcoves providing ample storage. An exposed wooden ceiling beam adds character, alongside a radiator and a UPVC window.



A double bedroom featuring exposed ceiling beams, a radiator and a UPVC window.

### BATHROOM



A three-piece bathroom suite comprising a bath with brushed gold tap and shower above, vanity sink unit with brushed gold tap, and a low flush toilet. Additional features include wood effect flooring, partially tiled walls, a radiator, and a UPVC window.

## EXTERNAL

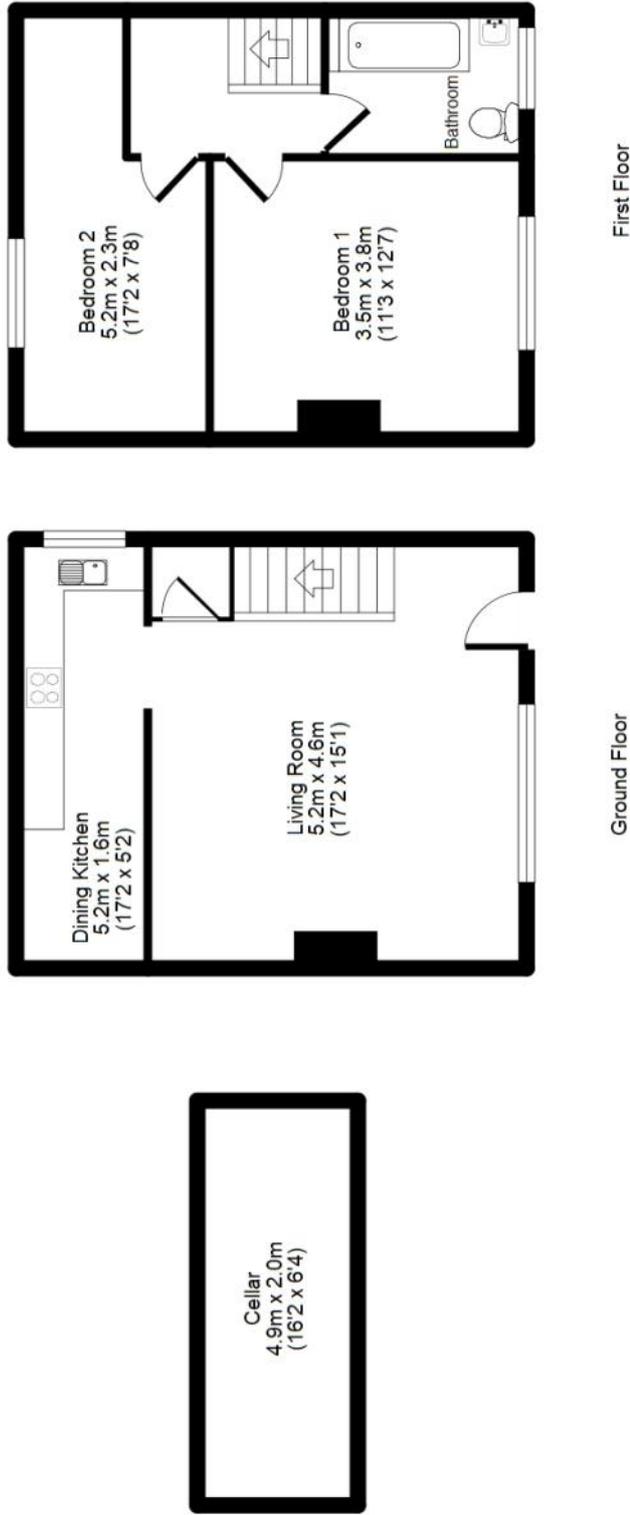


To the front of the property is parking for two vehicles, with steps leading up to a garden laid with artificial turf and a flagged patio.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract.

No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 75 sq. m / 804 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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