



**Saddleworth Road, Greetland, HX4 8NF**  
**Offers over £400,000**

**E&H** Holmes  
ESTATE AGENTS



With views across open countryside, this beautifully presented, detached residence with an abundance of character is in the sought after location of Greetland. Formerly two cottages, this family home offers spacious living accommodation with two reception rooms and conservatory along with good sized bedrooms and master with en-suite. The well manicured garden has patio and lawn areas, a pergola and a range of shrubs, trees and flowers. Conveniently situated for the local infant and junior schools, access to the local comprehensive school and easy bus route to the local grammar school along with the M62 being just a short drive away as well as both Halifax and Huddersfield town centres this will make an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, dining room, lounge, breakfast kitchen, conservatory, utility room and access to both cellars on the ground floor. On the first floor is the master bedroom with en-suite, three further bedrooms and the house bathroom. Externally there is off road driveway parking and enclosed garden to the rear.

Energy Rating E



### Entrance Hall

Cupboard with access to vaulted first cellar. UPVC double glazed door to side elevation.

### Lounge 15'5" x 15'0" (4.711 x 4.590)

Multifuel stove in inglenook fireplace. Oak flooring. Radiator. Two UPVC double glazed windows to front elevation.

### Dining Room 15'5" x 15'0" (4.711 x 4.574)

Exposed stone walls. Oak flooring. Radiator. Two UPVC double glazed windows to front elevation.

### Breakfast Kitchen 15'1" x 9'0" (4.615 x 2.752)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Solid wood work surfaces. Tiled splash backs. Breakfast bar. Double electric oven. Gas hob. Cooker hood. Tiled floor. UPVC double glazed window to rear elevation.

### Utility Room 15'6" x 9'0" (4.746 x 2.747)

Wall and base units. Plumbing for washing machine and dishwasher. Boiler. Tiled floor. Radiator. Door to rear elevation. Door leading to conservatory. Access to second cellar.

### Conservatory 12'4" x 9'9" (3.774 x 2.995)

UPVC constructed conservatory. Radiator. Tiled flooring.

### Landing

Stairs leading from entrance hall. Loft access. Radiator. UPVC double glazed window to side elevation.

### Master Bedroom 15'6" x 12'1" (4.733 x 3.693)

Two radiators. Two UPVC double glazed windows to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Loft access, which is boarded for storage. UPVC double glazed window to side elevation.

### Bedroom Two 15'4" x 9'2" (4.690 x 2.798)

Loft access. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 11'4" x 9'11" (3.474 x 3.048)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 9'11" x 8'11" (3.033 x 2.739)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower above. Partially tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

### Parking

Block paved driveway with off road parking.

### Rear Garden

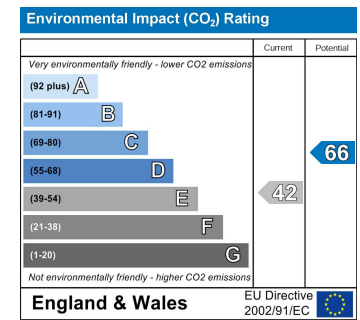
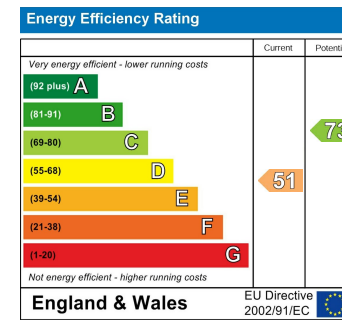
Lawn garden with pergola and patio areas. Plastic shed. Outside lights and tap.

### Additional Information

Please note that the property has full access to a front garden which is owned and maintained by the neighbouring mill.

### Disclaimer

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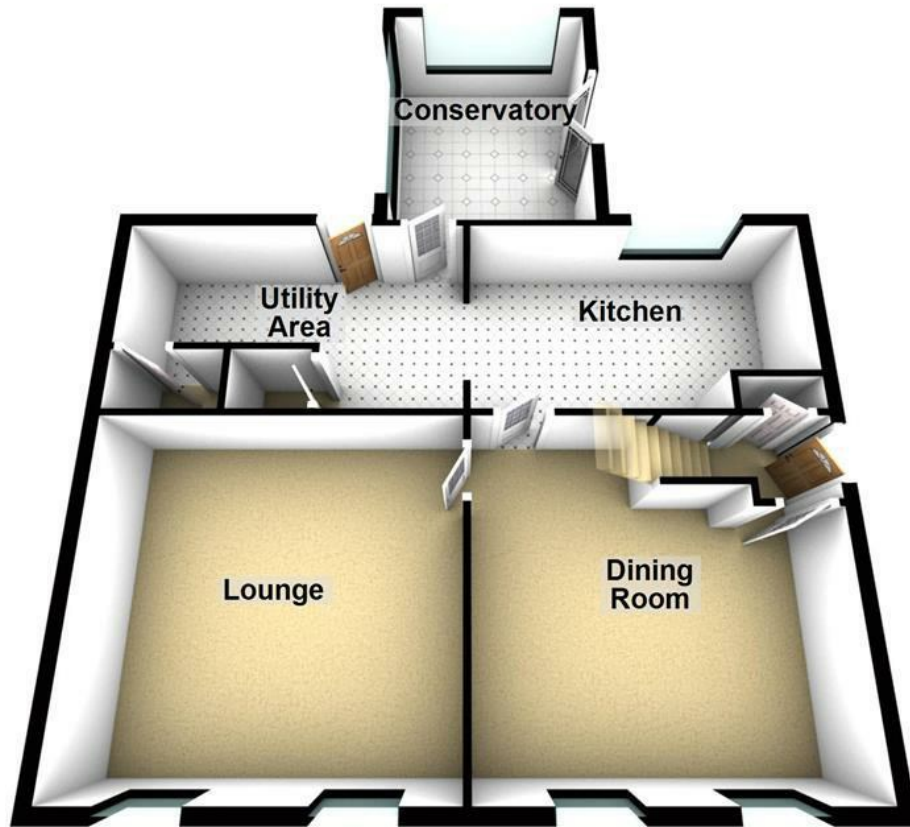








**Ground Floor**



**First Floor**

