

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Hoults Lane, Greetland

Offers Over £300,000



# 12 Hoult's Lane

## Greetland, Halifax, HX4 8HN



Peter David are delighted to bring to the market this stone built FOUR BEDROOM semi detached residence with ample parking and a large garage/workshop. The property is located in a tucked away position off Hoult's Lane in Greetland yet conveniently located for access to both Halifax and the M62 network.

The accommodation is deceptively large with living accommodation set over three floor levels. This briefly comprises of an entrance hallway, lounge opening out onto a balcony, dining kitchen and downstairs wc. To the first floor you will find the landing area giving access to three bedrooms including master en suite and the family bathroom then stairs lead up to a further landing and bedroom 4. To the lower ground floor there is a large garage/workshop with a utility area. As one would expect nowadays the property benefits from gas central heating, a security alarm system and double glazing.

### Accommodation

#### Entrance hallway

Step into the property via the entrance hall which provides access to the ground floor principal rooms and staircase to the first floor. Central heating radiator.

#### Lounge

17' x 11'10" (5.18m x 3.61m)

A light and airy room with patio doors leading onto the balcony from where far reaching views can be enjoyed. Living flame gas fire set within an attractive fireplace with marble hearth creates a pleasant focal point to the room. Double pine glazed doors give access to the dining kitchen. Access door to the garage/workshop/utility on the lower ground floor. Double glazed window and central heating radiators.

#### Dining kitchen

10'6" x 15'9" (3.20m x 4.80m)

A large room with a modern fitted kitchen and space for a dining table and chairs. The kitchen comprises of a range of matching pine wall and base units with complementary work surfaces with tiled splash backs. Breakfast bar. Inset one and a half bowl stainless steel sink with chrome mixer tap. Built in electric oven and hob. Built in fridge freezer. Integrated dishwasher. Double glazed window and central heating radiator.

#### Downstairs wc

With a two piece white suite comprising of a wash basin and low flush wc. Wall mounted gas combination boiler. Central heating radiator.

#### First floor

##### Landing

With storage cupboard, double glazed window and central heating radiator.

##### Double bedroom

10'8" x 13'1" (3.25m x 3.99m)

Fitted wardrobes. Double glazed window and central heating radiator.

##### En suite shower room

A tiled shower room with tiled floor. A three piece white suite comprising of a wash basin with pedestal and mirrored wall cabinet above, low flush wc and a shower cubicle with mixer shower. Extractor fan. Central heating radiator.

#### Double bedroom

10'8 x 11'2 (3.25m x 3.40m)

Fitted wardrobes. Double glazed window and central heating radiator.

#### Large single bedroom

6'1 x 9'10 (1.85m x 3.00m)

Double glazed window and central heating radiator.

#### Family bathroom

A tiled bathroom including tiled floor with a four piece white bathroom suite. The suite comprises of a wash basin with pedestal and mirrored wall cabinet above, a low flush wc, bath with shower screen and mixer shower over. Frosted double glazed window and central heating radiator.

#### Second floor

##### Landing

#### Double bedroom

14' x 13'6 (4.27m x 4.11m)

Two velux window and central heating radiator. Under eaves storage options and loft hatch.

#### Lower ground floor

##### Garage/workshop/utility

A large and useful space providing an option for various uses. Built as a garage with an up and over power door, it would easily lend itself to being a workshop for a tradesman or hobbyist. To the rear is a utility area with plumbing for a washing machine, power and lighting. Worktop. Central heating radiator.

#### External details

17'1 x 27'7 (5.21m x 8.41m)

The property is approached off Hoult Lane via a shared private drive and courtyard where there is ample off road parking. To the side of the property is a garden laid to lawn. To the front is a driveway providing further parking and leading to the under built garage/workshop.

#### Directions

Please use the postcode HX4 8HN for sat nav directions

#### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
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Front Ground

Lower Ground

1st Floor

2nd Floor

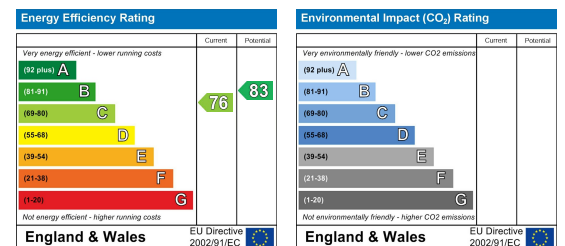
**HX4 8HN**  
Internal - 1689ft<sup>2</sup>  
External - 1929ft<sup>2</sup>  
Overall - 34.20yd x 10.68yd

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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