









# 7 DALESIDE

GREETLAND | HX4 8QD

Located on a quiet residential development, and enjoying superb far-reaching views, this detached property has been extended to create a large family home.

The accommodation is ideal for families, especially those with older children, as the property benefits from a large master bedroom with en-suite bathroom plus two further double bedrooms, both with en-suite shower rooms. The living accommodation includes a large family dining kitchen, spacious sitting room and separate study.

Standing on a good-sized plot, the property benefits from gardens to three sides, off road parking and a detached single garage.

No upward chain.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Study  
Dining Room  
Dining Kitchen  
Utility Room  
Bedroom 4  
Cloakroom / WC

## COUNCIL TAX BAND

D

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
En-Suite Bathroom  
Bedroom 2  
En-Suite Shower Room  
Bedroom 3  
En-Suite Shower Room

## EPC RATING

C



### INTERNAL NOTES

The property is accessed via the hallway with staircase rising to the first floor, under-stairs two-piece cloakroom and doors providing access to all ground floor rooms.

The spacious sitting room has a large bay window enjoying views over the garden and countryside beyond, and a built-in unit for a wall-mounted TV.

The large family dining kitchen features large French doors with glazed side windows providing direct access to a large, paved terrace. The kitchen houses contemporary blue kitchen units with oak worktops, a range cooker with extractor above, central island unit with breakfast bar, integrated dishwasher, and space for a fridge freezer. There is a separate utility room with plumbing for a washer and housing the boiler.

The ground floor accommodation is completed by a fourth bedroom and a study.

The master bedroom features French doors with a Juliet balcony enjoying far-reaching views. There is an additional window to the side elevation. The en-suite bathroom comprising free-standing bath, vanity unit basin and WC.

There are two further double bedrooms, both with en-suites comprising large shower cubicle with rain fall shower head, vanity unit basin and WC.

### EXTERNAL

This lovely home stands in a generous garden plot with gardens to three sides. The decorative front garden includes mature planting. The rear garden has a large, paved terrace and gently sloping lawn. There is off road parking on the driveway which leads to the detached single garage.

### LOCATION

Daleside is situated in the village of Greetland in a quiet residential area. It is set away from busy traffic yet varied amenities are within easy reach including a village school, an excellent Farm Shop, a Sports & Recreation Hall with Playing Fields, Church, General Store and Children's Play area, ideal for family life.

There is a regular bus service close by and a mainline railway station in Sowerby Bridge, just a 5-minute drive away. The M62 Motorway (J22 & J24) is within 10-minute drive, providing excellent commuter links to Manchester, Leeds and beyond.

### SERVICES

All mains services. UPVC double glazing. Gas central heating. The boiler is located in the utility room.

### TENURE

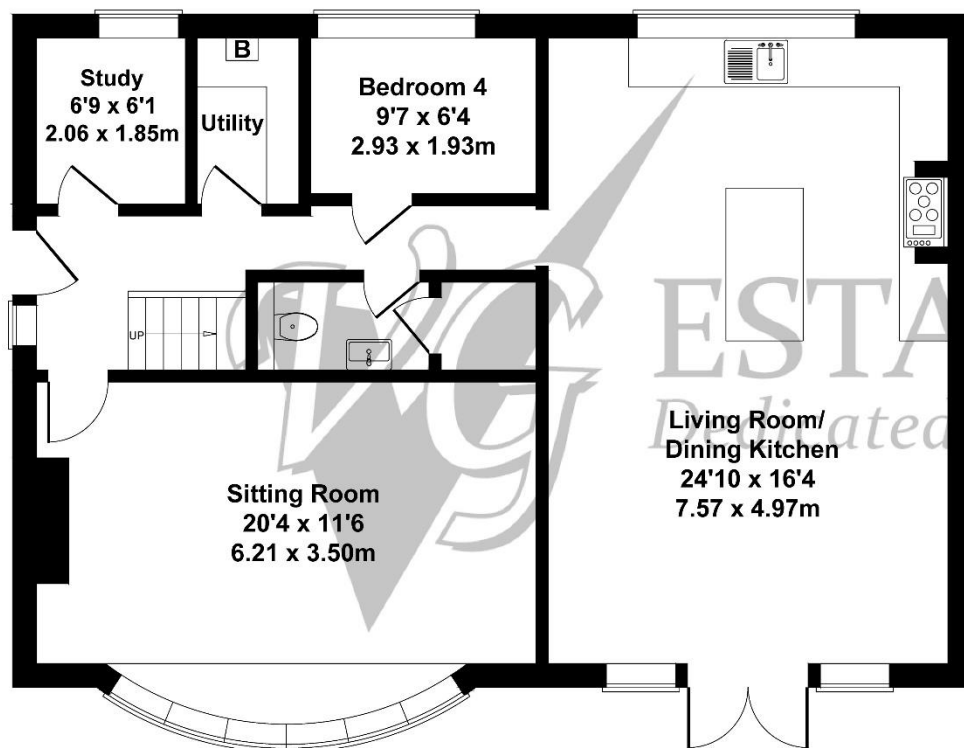
Freehold.

### DIRECTIONS

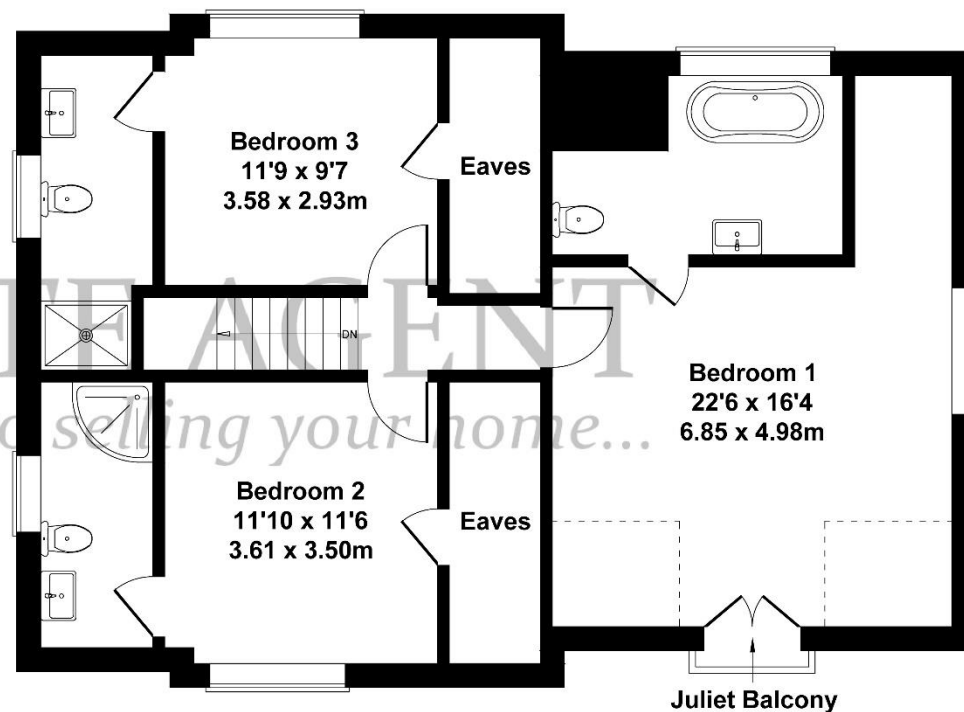
From Ripponden take the Elland Road uphill, passing the Fleece Inn on the left, and bear right into Barkisland. At the post office, turn left into Saddleworth Road and keep on this road for approx 1.5 miles to Greetland. Take the third left turn into Daleside. Number 7 can be found on the corner of the 1st left cul-de-sac, identified by our sale board.



Approximate Gross Internal Area  
1755 sq ft - 163 sq m



GROUND FLOOR



FIRST FLOOR







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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.