







# 6 CROSSFIELDS CLOSE

GREETLAND | HX4 8QL

This well-presented stone-built end townhouse is set in a quiet cul-de-sac location in this sought-after part of Greetland, just a short stroll from local amenities.

This deceptively spacious property offers flexible family accommodation arranged over three floors and provides a stunning dining kitchen, utility room, well-proportioned sitting room, 4/5 bedrooms, family bathroom, en-suite shower and cloakroom.

Outside there is a block paved drive to the front elevation affording parking for two vehicles. To the rear is a fully enclosed, low-maintenance patio garden.



## GROUND FLOOR

Entrance Hall  
Dining Kitchen  
Study / Bedroom 5  
Utility Room  
Storeroom  
Cloakroom

## SECOND FLOOR

Bedroom 3  
Bedroom 4  
Family Bathroom

## FIRST FLOOR

Sitting Room  
Bedroom 1  
Bedroom 2  
En-suite Shower Room

## COUNCIL TAX

D

## EPC

C

## INTERNAL

The property is entered from the front into the entrance hall.

The dining kitchen houses sleek gloss units with timber work surfaces and is equipped with a range style cooker with extractor canopy over and undermounted sink; integrated appliances include a microwave, dishwasher and fridge-freezer. The dining area features French doors that give access out to the rear garden. The utility / bootroom is accessed from the dining kitchen and has a cupboard with plumbing for washing machine and dryer.

In addition, there is a Study, which would lend itself to providing a further bedroom if required. The ground floor accommodation is completed with a stylish two-piece cloakroom and a useful storeroom (created from the original garage by the current vendor).

The generous sitting room is located on the first floor and features French windows with a juliet balcony and marble fire surround housing a real flame effect gas fire.

The master bedroom is located on the first floor and benefits from an en-suite three-piece shower room comprising large shower cubicle, WC and wash basin housed in a vanity unit. Bedroom 2 is currently utilised as a dressing room.

There are two further spacious bedrooms on the second floor and they are complemented by a three-piece family bathroom comprising p-shaped bath with shower over, WC and pedestal wash basin.

## EXTERNAL

To the front of the property is a block paved driveway providing space for two vehicles. To the rear of the property is a fully enclosed patio garden with raised flower beds and directly accessed from the dining kitchen, ideal for al fresco dining.

## LOCATION

Crossfields Close is located just off Ashfield Road convenient for access to the highly regarded Greetland Academy village school. Greetland has excellent village amenities including primary school, a general store, library and a sports and recreation centre with playing fields. The extensive facilities of nearby West Vale include a Health Centre, pharmacy and a choice of bars and restaurants are just a short drive away.

There is a regular bus service and the M62 (J24) 10 minutes' drive, providing excellent commuter links to Leeds, Bradford and Manchester.

## SERVICES

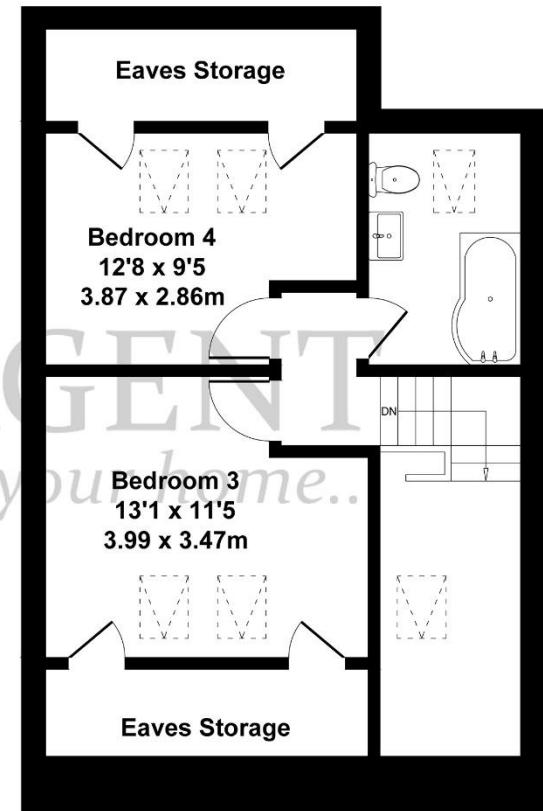
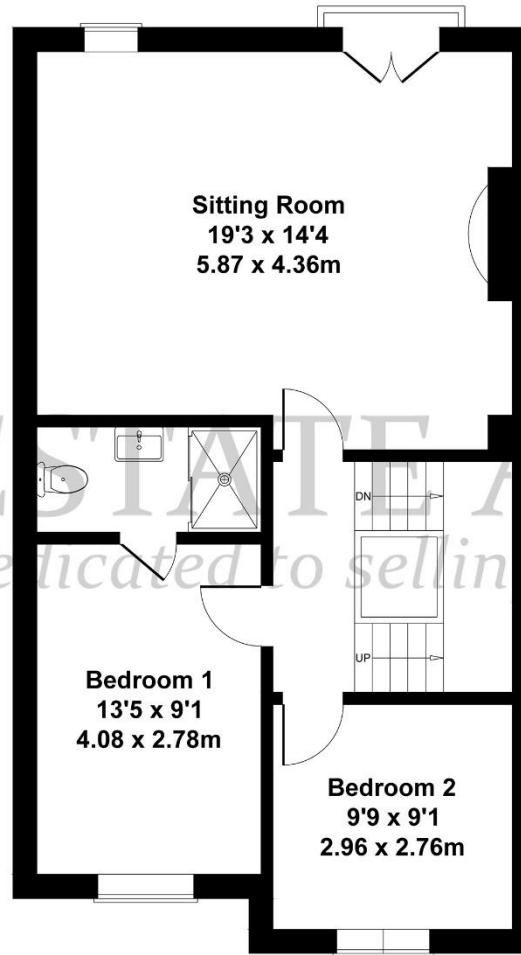
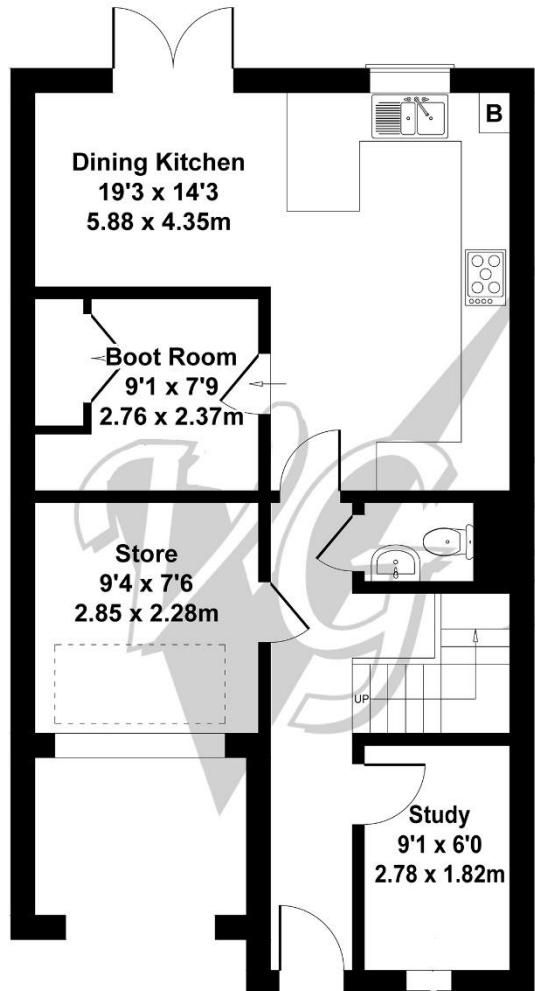
All mains services, gas central heating (boiler located in dining kitchen).

## DIRECTIONS

From Ripponden take the Elland Road uphill passing the Fleece Inn and keep on this road for two miles passing the Spring Rock Inn, Greetland All-rounders, Sportsman Inn and proceed downhill into Greetland. Just after the Nisa general store turn left into Ashfield Road, Crossfields Close is the next left turn, when viewing park on Ashfield Road.



Approximate Gross Internal Area  
1776 sq ft - 165 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





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