



14 HOULTS LANE

GREETLAND HX4 8HN



Offers Over £145,000

This stone-built end terrace property is located in a secluded position just off a quiet residential street in Greetland.

INTERNAL NOTES

The double fronted property dates back to early Victorian times and features elegantly proportioned rooms with high ceilings and tall windows. The property is in need of some updating which is reflected in the asking price.

The front entrance door gives access to the spacious sitting room which features tall ceilings and windows and has original fitted cupboards to one side of the chimney breast as well as a glazed door leading to the rear of the property.

The kitchen houses a range of units with complementary worktops and is equipped with a sink, and has space for a slot-in oven and fridge-freezer. A useful cupboard has plumbing for a washing machine and a door and staircase give access to the useful keeping cellar.

There are two bedrooms in the property with Bedroom 1 being a spacious double, both bedrooms have large windows overlooking the garden.

The accommodation is completed with a three-piece bathroom comprising a bath with mixer tap, a pedestal wash basin and WC.

EXTERNAL

14 Hoult's Lane benefits from a garage. There is a delightful lawned garden bordered by mature trees to the front of the

property (which is not fenced off from neighbours gardens). To the rear is a stone-flagged open courtyard, ideal for hanging washing.

LOCATION

14 Hoult's Lane is conveniently located just off Rochdale Road being within easy walking distance of Greetland general store, church and community/sports centre as well as the broader amenities available in West Vale which include a health centre and pharmacy. There is a regular bus service and the M62 (J24) is within 15 minutes drive allowing speedy access to the motorway network.

SERVICES

All mains services. Gas Central heating with boiler located on landing.

TENURE

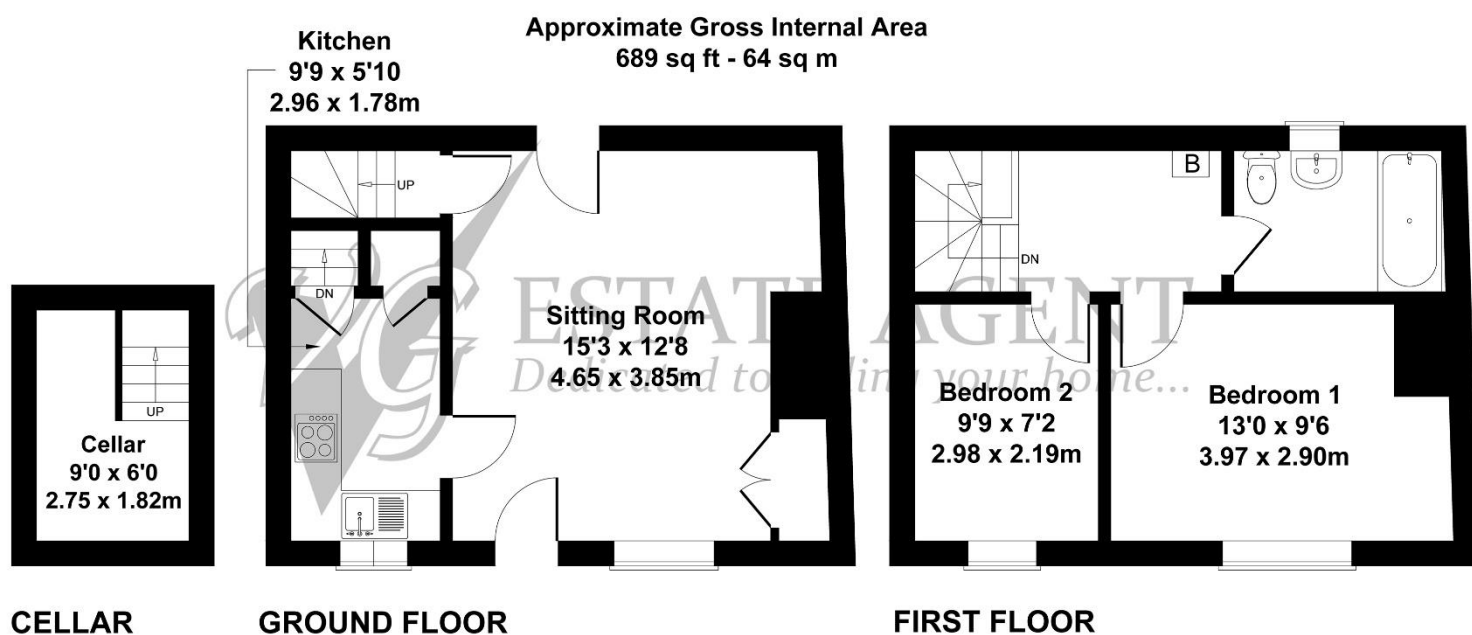
Freehold

COUNCIL TAX

Band B

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 Allrounders and Sportsman Inn, continuing downhill into Greetland. Turn left onto Hoult's Lane and pass the Star Inn on your right, the turn for the cottages including 14 Hoult's Lane is on the left. When viewing park just above this turn and walk to the property



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

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.

