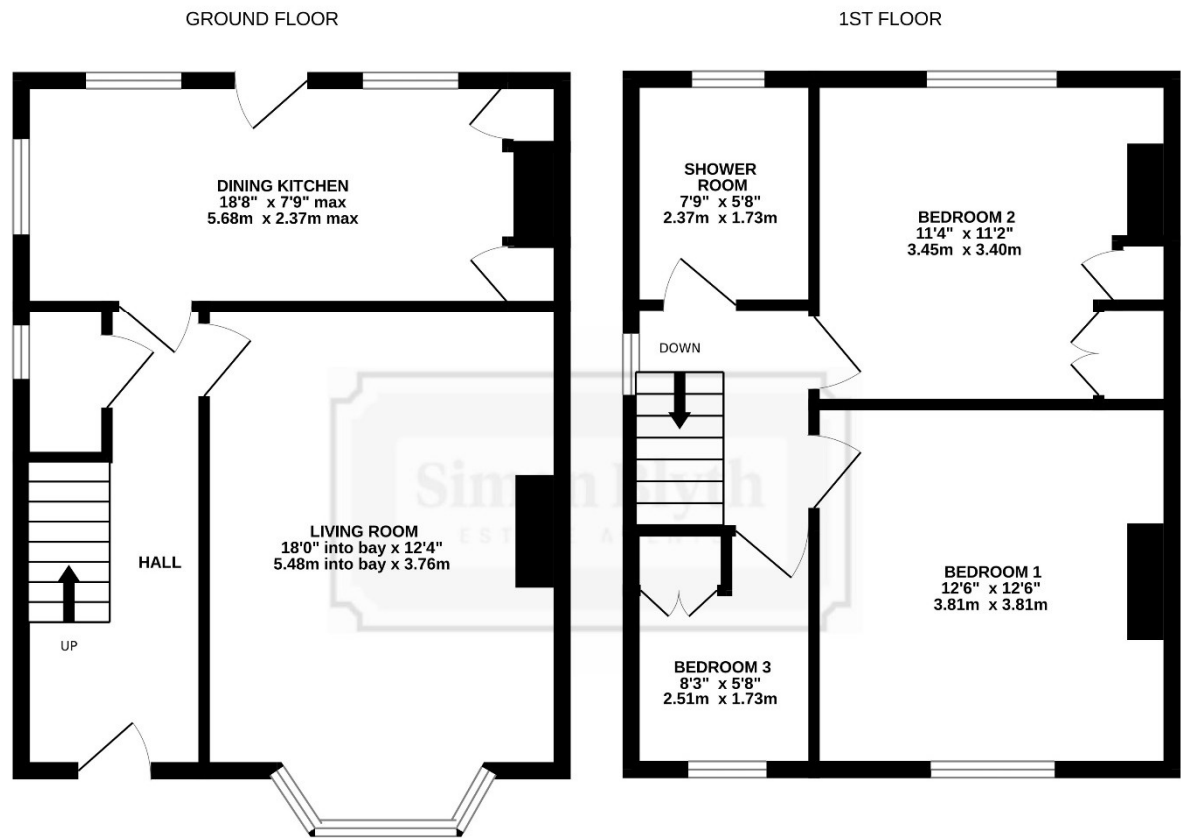




4 MEADOW CREST, GREETLAND, HALIFAX, HX4 8NT



MEADOW CREST

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Meadow Crest is a lovely stone built bay fronted end terrace house in a block of four, constructed circa 1928 and occupying a fabulous location with south westerly facing rear garden and views across open countryside to front side and rear elevations.

Property is well placed for local schools together with local shopping facilities in Greetland and West Vale and accessible for the m62 motorway.

The property is ideal for a young family and provides comfortable and well-proportioned accommodation which is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, bay fronted living room and kitchen diner. First floor landing leading to three bedrooms and shower room. Externally there are gardens to front and rear, large greenhouse and detached single garage.

Offers Around £299,995

GROUND FLOOR

ENTRANCE HALL

Measurements- 16'0" x 5'8"

With a composite door with an inset circular frosted double glazed window with a further frosted pvcu double glazed window over all of which provide plenty of natural light, there is a ceiling light point, ceiling coving, central heating radiator, dado rail and to one side a spindled staircase with oak handrail rises to the first floor together with a useful pantry beneath with a frosted pvcu double glazed window. From the hallway access can be gained to the following rooms: -



LIVING ROOM

Measurements – 18'0" x 12'4"

As the dimensions indicate this is a spacious and well-proportioned reception room which has a walk-in bay with pvcu double glazed windows with leaded lights over this looks out over the front garden across open countryside. There is a ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a feature fireplace with oak surround, marble tile inset, tiled hearth and with a gas point.



KITCHEN/DINER

Measurements – 18'8" maximum x 7'9"

This is situated to the rear of the property and has pvcu double glazed windows to the side and rear elevations which once again provide natural light as well as taking advantage of some lovely views across surrounding countryside. There is a timber and frosted glazed door giving access to the rear, tile effect laminate flooring, central heating radiator, two ceiling light points, chimney breast with cupboards and shelving to either side one of which houses a Baxi gas fired central heating boiler. There are a range of white gloss base and wall cupboards with contrasting overlying timber effect worktops with an inset single drainer stainless steel sink with chrome mixer tap and tiled splashbacks, four ring halogen hob with stainless steel electric oven beneath and plumbing for automatic washing machine.



FIRST FLOOR

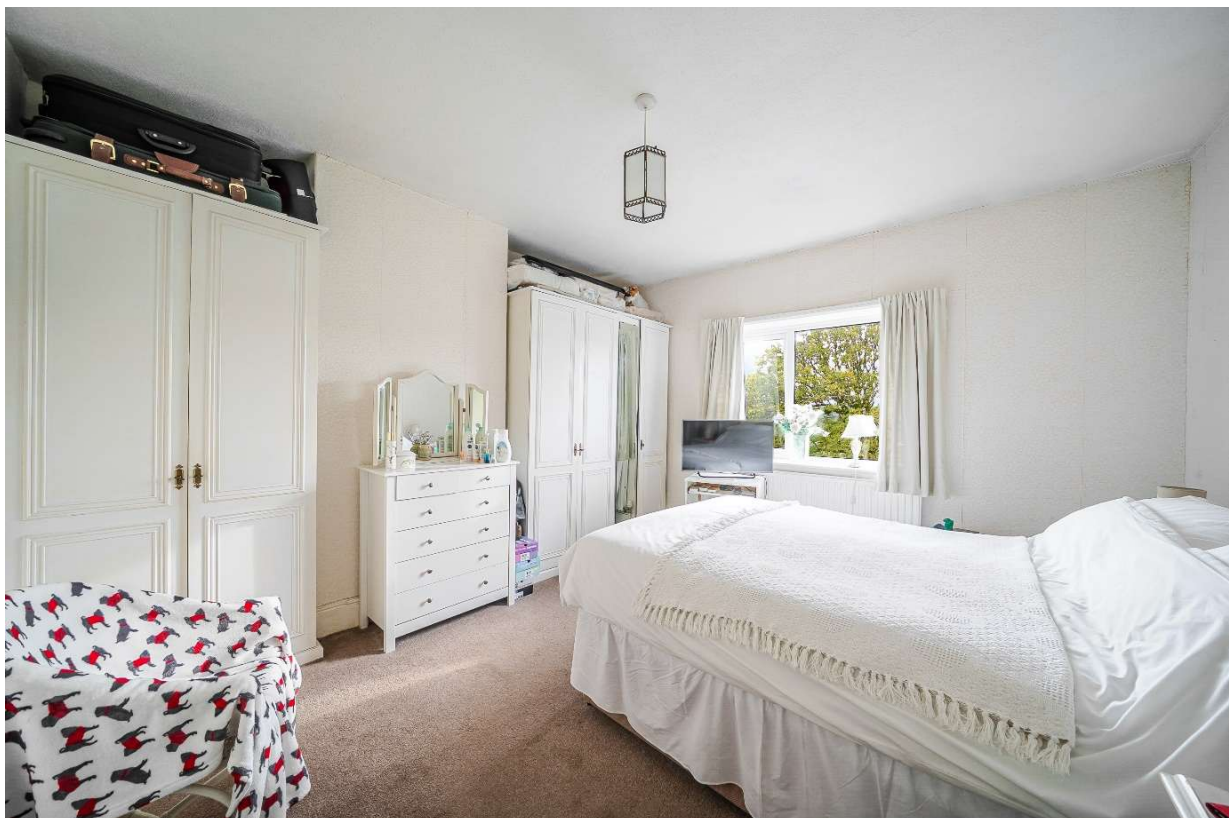
LANDING

With pvcu double glazed window to the gable with far reaching views across open countryside, there is a ceiling light point and from the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements – 12'6" x 12'6"

A double room situated to the front of the property and having a pvcu double glazed window with views over open countryside, there is a ceiling light point, chimney breast and central heating radiator.



BEDROOM TWO

Measurements – 11'2" x 11'4"

A double room with pvcu double glazed window looking out over the rear garden and once again enjoying views beyond across open countryside, there is a ceiling light point, central heating radiator, chimney breast and to either side of the chimney breast there are fitted cupboards and shelving.



BEDROOM THREE

Measurements- 8'3" x 5'8"

This is situated adjacent to bedroom number one and enjoys a similar aspect through pvcu double glazed window, there is a ceiling light point, loft access, central heating radiator and above the bulkhead there is a fitted cupboard with shelving.



SHOWER ROOM

Measurements – 7'9" x 5'8"

With a frosted pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, chrome heated towel rail incorporating column radiator and having suite comprising pedestal wash basin, low flush WC and corner shower cubicle with chrome shower fitting.



OUTSIDE

PARKING

To the left-hand side of the property there are stone gate posts with twin wrought iron gates opening onto a tarmac driveway, this provides pedestrian and vehicular access for the other three properties in the terrace as well as giving access to a driveway and detached concrete sectional single garage.

GARAGE

Measurements- 16'0" x 8'2"

With an up and over door, timber and glazed window to the side elevation and having power.



GARDENS

Measurements – 11'0" x 8'0"

To the front of the property there is a wrought iron hand gate with pathway leading to the front door and adjacent to this there is a garden with flagged area, planted trees, flowers and shrubs. To the rear there is a stone and pvcu double glazed greenhouse.



GREENHOUSE

This is part stone and pvcu double glazed with sliding pvcu doubled glazed patio door and measures 12'8" x 4'4". To the right-hand side of the garage there is a timber hand gate opening onto a pathway this continues across the rear of the garage to a small patio which is boarded by a dry-stone wall together with ornamental pond which enjoys a south westerly aspect and from here there are lovely views across the countryside. There is a further south westerly facing garden adjacent to the single garage which is approached through a timber hand gate and this has lawn, flagged pathway, planted trees, flowers and shrubs.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has pvcu double glazing

Property tenure – Freehold

Local authority – Calderdale

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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