



Green Lane, Greetland, HX4 8BL
£210,000

E&H Edkins Holmes
ESTATE AGENTS

A three bedroom plus attic room, semi detached property in this popular residential area of West Vale. Ideally located for access to local amenities and schools , and just a short drive to the M62 Junction 24 this house is ideally suited to a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom with a staircase leading to the attic room. Externally there is a driveway leading to the detached single garage. There is a low maintenance garden to the rear and a lawn garden to the front.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Lounge 16'2" x 11'10" (4.939 x 3.607)

Electric stove. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 9'9" x 15'2" (2.980 x 4.645)

Fitted kitchen with wall and base units. Ceramic two bowl Butler sink. Electric hob. Stainless steel cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Understairs cupboard. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Stairs leading to attic room. UPVC double glazed window to side elevation.

Bedroom One 14'0" x 9'1" (4.271 x 2.781)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 12'0" x 9'1" (3.677 x 2.775)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'8" x 6'0" (2.346 x 1.831)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. UPVC double glazed window to rear elevation.

Attic Room 11'9" x 11'10" (3.586 x 3.632)

Undereaves storage housing boiler. Radiator. Two Fakro skylights.

Detached Garage

Detached single garage with up and over doors.

Parking

Driveway parking for one cars.

Front Garden

Lawn garden with mature planting.

Rear Garden

Decking and artificial lawn garden with rockery.

Council Tax Band

B

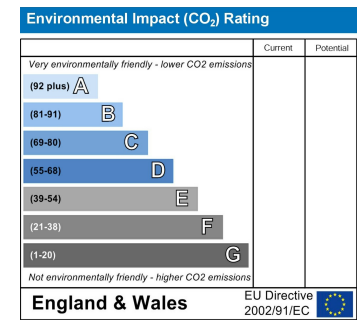
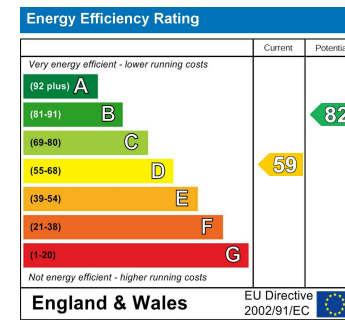
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
bottle.slides.desks

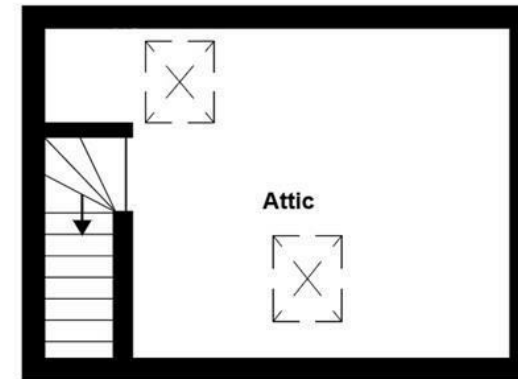
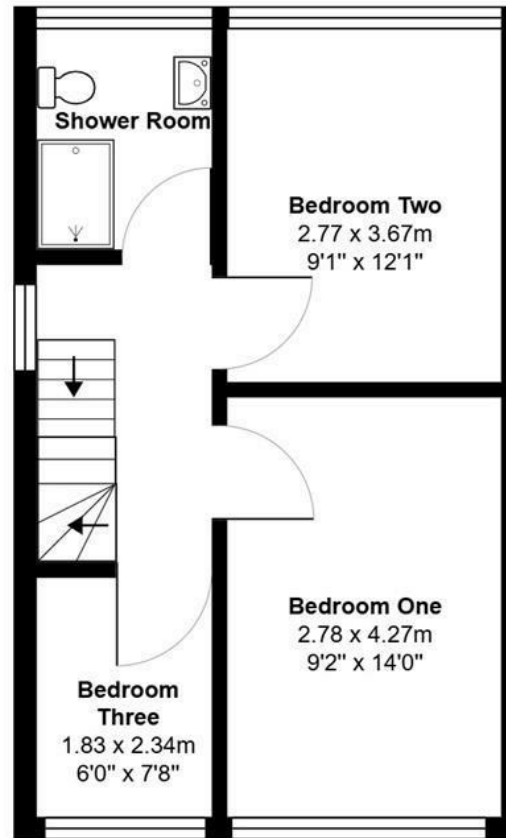
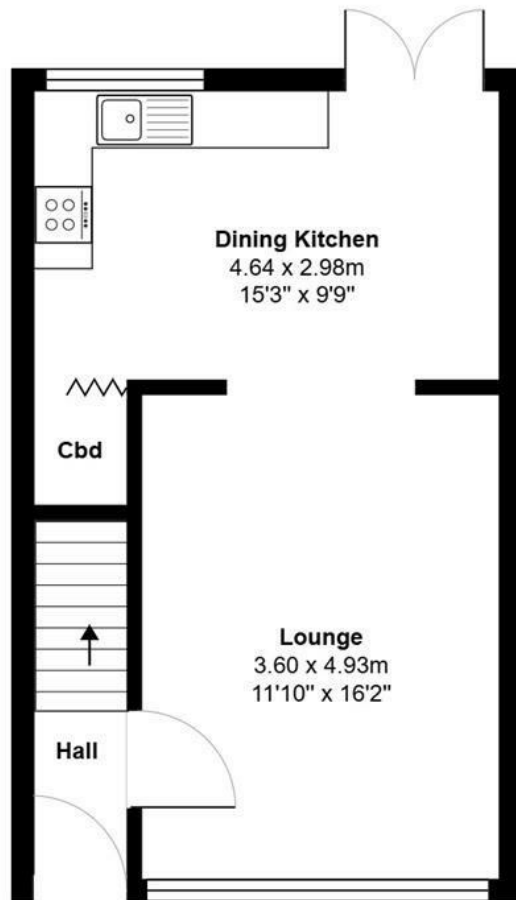
Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only