



School Street, Greetland, HX4 8JB
£195,000

E&H Holmes
ESTATE AGENTS

In the popular village of Greetland is this well-presented semi-detached house offers a delightful blend of comfort and style. With two spacious bedrooms and an additional attic room, this property is perfect for small families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a cosy lounge featuring a charming log burner, creating a warm and inviting atmosphere, ideal for relaxing evenings. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The property also boasts a cellar, which has been cleverly utilised as a utility room, providing practical storage and laundry solutions.

The two bedrooms are generously sized, offering ample space for furnishings and personal touches with the main bedroom benefiting from a walk in wardrobe. The attic room adds versatility, allowing for various uses depending on your needs.

Located on School Street, this home benefits from a peaceful residential setting while being conveniently close to local amenities and transport links. Whether you are looking to settle down or invest in a property with potential, this semi-detached house in Greetland is a wonderful opportunity not to be missed.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge 14'11" x 15'0" (4.572 x 4.573)

Log burning stove. Radiator. UPVC double glazed Sash window to front elevation.

Kitchen 18'0" x 5'11" (5.508 x 1.805)

Fitted kitchen with base units. Ceramic one bowl sink. Tiled splashbacks. Rangemaster dual fuel cooker. Integrated fridge. Yorkshire stone floor. Composite door to rear elevation. UPVC double glazed sash window to rear elevation. Access to cellar which is converted into a utility room which has plumbing for washing machine, boiler (FSH), space for dryer and freezer.

Landing

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

Master Bedroom 11'9" x 10'10" (3.605 x 3.305)

Radiator. UPVC double glazed sash window to front elevation.

Walk-in Wardrobe 10'2" x 3'11" max (3.106 x 1.206 max)

With hanging rails and shelving.

Bedroom Two 10'1" x 7'8" (3.088 x 2.360)

Radiator. UPVC double glazed sash window to rear elevation.

Bathroom

Wash hand basin. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Attic Room 12'4" x 11'5" (3.763 x 3.4977)

Accessed via staircase from landing. Currently utilised as office and occasional room. Access to under eaves storage. Limited head space. Radiator. Velux window.

Rear Garden

Enclosed patio and shingle garden. Shed. Outdoor lights and tap.

Council Tax Band

B

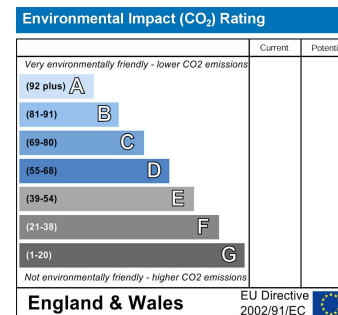
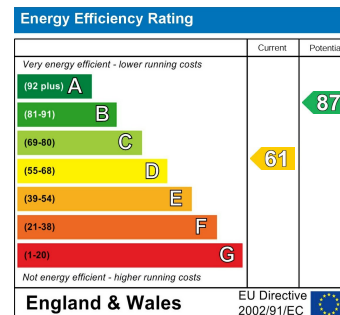
Location

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:
tests.cabin.shirt

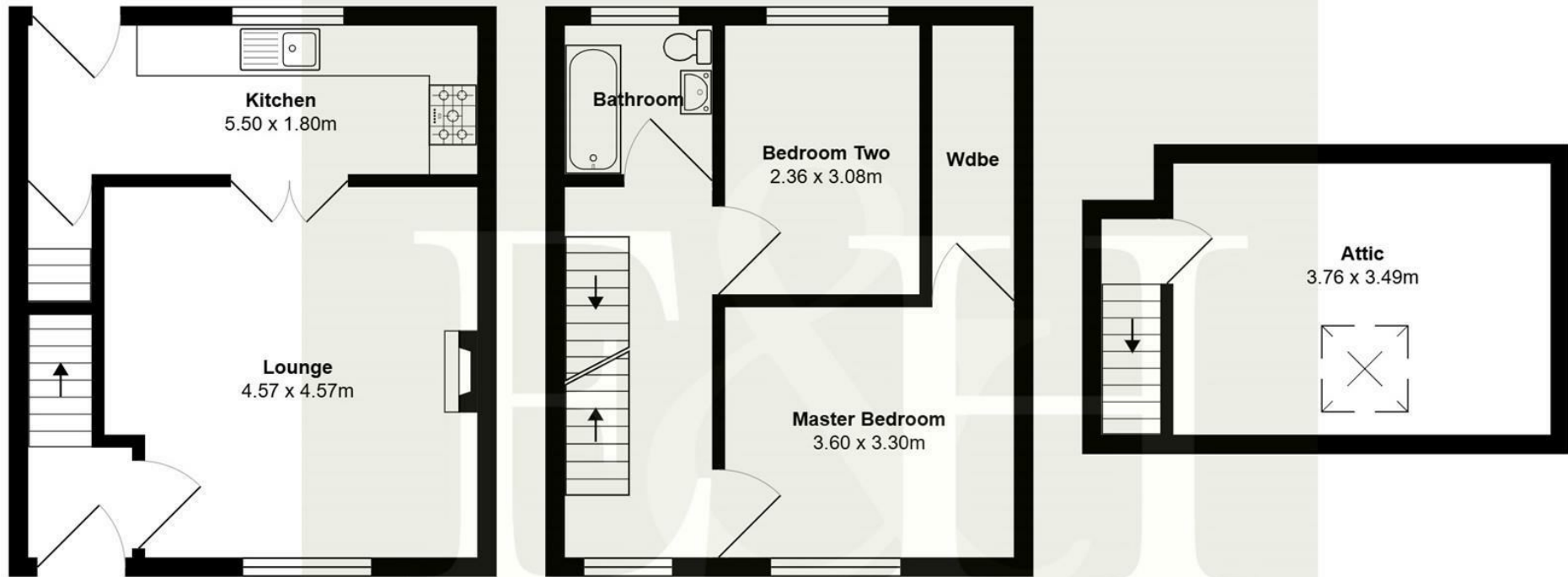
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All measurements are approximate and for display purposes only