



Sunnybank Road, Greetland, HX4 8JP
£550,000

E&H Holmes
ESTATE AGENTS

Situated in an elevated position at the top of a private road in Greetland is this five/six bedroom, detached house. There is a dual aspect lounge which has far reaching views across the valley and a centrally positioned spacious dining kitchen offering a real heart to this spacious family home. The property benefits from a study, snug, boot room and utility room. Offering ample living accommodation for any young or growing family and the added benefit of a ground floor bedroom with en-suite making this home suitable for multi generational living. An internal inspection is a must in order to fully appreciate what this property has to offer.

The accommodation, in brief, comprises: Entrance porch, entrance hall, lounge, dining kitchen, snug, study, boot room, utility room, bedroom with en-suite and bathroom to the ground floor. On the first floor are five further bedrooms and a shower room. Externally there is driveway parking for two cars as well as a detached double garage, a lawn garden to the front of the property, tiered rockery garden to the rear and a lawn and patio garden to the side.



Entrance Porch

Single glazed Wooden door to front elevation.

Entrance Hall

Amtico flooring. Radiator. Glazed door leading to porch.

Study 10'6" x 8'7" (3.215 x 2.623)

Radiator. UPVC double glazed window to front elevation.

Lounge 19'0" x 14'6" (5.804 x 4.423)

Electric, wall mounted fire. Radiator. UPVC double glazed windows to front and side elevations.

Snug 14'7" x 11'3" (4.453 x 3.430)

Radiator. UPVC double glazed window to rear elevation.

Dining Kitchen 14'7" narrowing to 11'0" x 22'9" (4.469 narrowing to 3.370 x 6.954)

Fitted kitchen with a range of wall and base units. One and a half bowl under counter sink. Corian work surfaces. Island with granite work surface. Dual fuel Range cooker (included). Stainless steel cooker hood. Integrated dishwasher. Amtico flooring. Two UPVC double glazed windows to front elevation.

Utility Room 10'4" x 6'5" (3.157 x 1.977)

Stainless steel sink. Plumbing for washing machine. Understairs storage. Radiator. UPVC double glazed window to rear elevation.

Boot Room 8'0" x 8'7" (2.445 x 2.638)

Boiler (for downstairs). Radiator. Composite door to side elevation.

Inner Hallway

Bedroom Five 14'6" x 13'2" (4.441 x 4.028)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

En-Suite

Vanity W.C. and wash hand basin. Shower. Chrome towel radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Cupboard housing hot water tank.

Designer radiator. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Loft access via pull down ladder. UPVC double glazed Arch window to rear elevation.

Bedroom One 14'11" narrowing to 10'6" x 22'10" (4.556 narrowing to 3.219 x 6.967)

Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Two 14'6" x 13'2" (4.441 x 4.038)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 10'6" x 12'7" to wardrobes (3.218 x 3.851 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Four 14'6" x 9'4" to wardrobes (4.444 x 2.846 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Six 10'5" x 6'7" (3.188 x 2.013)

Currently utilised for storage. Combi boiler (for upstairs). Radiator. UPVC double glazed window to rear elevation.

Shower Room

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

Double Garage

Detached double garage with electric roller doors. Power. Light.

Parking

Driveway parking for two cars.

Front Garden

Lawn garden.

Rear And Side Gardens

Tiered rockery garden to rear. Lawn and patio garden to side.

Council Tax Band

F

Location

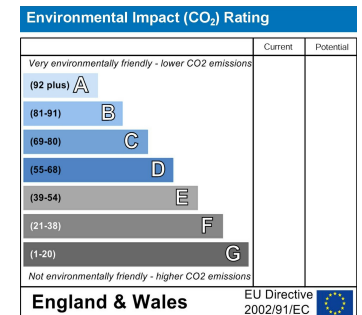
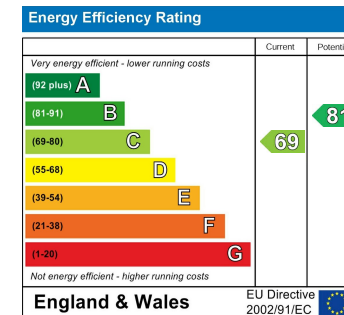
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: then.happy.steps

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First Floor



Ground Floor