



Daleside, Greetland, HX4 8QD
£340,000

E&H Edkins Holmes
ESTATE AGENTS

This extended, four bedroom, semi detached family home is located in the heart of Greetland. Situated at the head of the cul-de-sac this spacious property offers the proportions and amenities that a modern family requires including utility room, two reception rooms plus conservatory and ground floor shower room (as well as house bathroom). The integrated garage and two driveways offer ample off road parking and the rear garden is a great place for children to play.

The accommodation, in brief, comprises: Entrance hall, lounge, dining room, breakfast kitchen, conservatory, utility room and shower room to the ground floor. On the first floor are three double bedrooms and a well proportioned single room. There is an open lawn garden to the front and an enclosed lawn, decking and patio garden to the rear.



Entrance Hall
 Radiator. UPVC double glazed door to front elevation.

Shower Room
 Wash hand basin. Low flush WC. Shower cubicle.
 Chrome towel radiator. UPVC double glazed window to side elevation.

Lounge 16'3" x 12'3" (4.969 x 3.748)
 Pebble effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Room 8'4" x 15'5" (2.548 x 4.714)
 Open via archway to kitchen. Under stairs storage.
 Access to integral garage. Two radiators.

Breakfast Kitchen 9'4" x 15'9" (2.858 x 4.807)
 Fitted kitchen with wall and base units. Breakfast bar.
 Stainless steel one bowl sink. Gas cooker point. Extractor fan.
 Plumbing for dishwasher. Radiator. Door leading to conservatory.
 UPVC double glazed window to rear elevation.

Utility Room 7'1" x 7'11" (2.173 x 2.419)
 Wall and base units. Plumbing for washing machine.
 Boiler. Door to rear elevation. UPVC double glazed window to rear elevation.

Conservatory 7'9" x 7'6" (2.383 x 2.305)
 UPVC constructed conservatory.

Landing
 Stairs leading from entrance hall. Light tunnel. Loft access.
 Cupboard.

Bedroom One 13'3" x 8'5" (4.063 x 2.575)
 Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 7'7" x 15'5" (2.316 x 4.706)
 Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Three 16'5" x 7'9" (5.016 x 2.387)
 Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 11'2" x 8'5" (3.412 x 2.571)
 Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom
 Wash hand basin. Low flush WC. Bath with shower over.
 Partially tiled. Chrome towel radiator. Extractor fan.
 UPVC double glazed window to rear elevation.

Garage 21'4" x 8'0" (6.517 x 2.445)
 Up and over door. Power. Light. Double glazed door.
 Double glazed window to side.

Parking
 Front Driveway: Block paved driveway with parking for one car.

Rear Driveway: Parking for two cars.

Front Garden
 Open lawn garden.

Rear Garden
 Lawn, decking and patio garden.

Council Tax Band
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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:
 flip.orders.solo

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