



FOR SALE
E&H Holmes
ESTATE AGENTS
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Goldfields Close, Greetland, HX4 8LD
£325,000

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****NO ONWARD CHAIN****

An immaculately presented, three bedroom, detached house on a quiet cul-de-sac in Greetland. Having spacious living accommodation with a lounge and dining room, master bedroom with en-suite and a landscaped garden to the rear this will make an ideal home for a family, professional couple or retirees.

The accommodation, in brief, comprises: Entrance hall, cloakroom, lounge (open plan to dining room) and kitchen on the ground floor. On the first floor is the master bedroom with en-suite, two further bedrooms and the house bathroom. There is driveway parking for up to four cars leading to the single garage and an open lawn garden to the front. To the rear is an enclosed lawn garden with decked seating areas.



Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

Lounge 16'9" into bay x 10'9" (5.127 into bay x 3.298)

Coal effect, living flame gas fire. Radiator. UPVC double glazed Bay window to front elevation.

Dining Room 10'3" x 8'10" (3.137 x 2.703)

Open plan by archway to lounge. Radiator. UPVC double glazed French doors to rear elevation.

Kitchen 11'5" x 8'0" (3.480 x 2.457)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Integrated dishwasher. Boiler. Radiator. UPVC double glazed door to side elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Cupboard. Loft access. UPVC double glazed window to side elevation.

Master Bedroom 12'0" x 9'10" (3.677 x 3.012)

Radiator. UPVC double glazed window to front elevation.

En-Suite

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

Bedroom Two 9'10" x 10'2" (3.005 x 3.124)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'1" x 7'2" (2.769 x 2.185)

Built in wardrobe / cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Roll top bath with mixer taps and shower head. Fully tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Single Garage

Up and over doors. Power. Light. Door for rear access.

Parking

Driveway parking for four cars.

Front Garden

Open lawn garden. Power point.

Rear Garden

Well proportioned lawn garden with decked seating areas. Shed. Outside tap.

Council Tax Band

D

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:
plank.steer.quarrel

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.







