



Martin Green Lane, Greetland, HX4 8JJ
Offers Over £440,000

E&H Holmes
ESTATE AGENTS

An extensive, four bedroom, detached character property with far reaching valley views. Tucked away on a no- through road in Greetland this house was formerly three cottages and now has an abundance of spacious living accommodation with plenty of original features. There is the modern convenience of an en-suite bedroom, large living room with log burner, dining room open to kitchen with multi fuel stove and off road parking for several cars. Ideally located for access to rural walks but just a short drive to junction 24 of the M62 making this an ideal for a professional family.

The accommodation, in brief, comprises: Entrance hall, cloakroom, lounge, dining room and kitchen on the ground floor. On the first floor are four bedrooms, one with an en-suite and the house bathroom. Externally the property has a gated cobbled driveway with ample parking for several cars and leads to a further open paved area which can be utilised as either additional parking or more garden space. There is also a gated, decked seating area.



Entrance Hall

Understairs storage. Tiled flooring. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Traditional style radiator.

Lounge 15'7" x 26'5" (4.773 x 8.066)

Log burner. Two radiators. Two UPVC double glazed stone mullion windows with window seats.

Dining Room 16'8" x 12'1" (5.095 x 3.698)

Open to kitchen via archway. Multifuel stove set in Inglenook fireplace. Exposed beams and stone wall. Yorkshire stone flooring. Radiator. Access to storage room with Butler sink. UPVC double glazed window to front elevation.

Kitchen 13'4" x 12'1" (4.066 x 3.685)

Fitted kitchen with wall and base units. Ceramic one and a half bowl sink. Dual fuel Range cooker (included). Plumbing for washing machine. Plumbing for dishwasher. Yorkshire Stone flooring. UPVC door to side elevation. UPVC double glazed windows to front and side elevations.

Landing

Stairs leading from entrance hall. Loft access. Two radiators. Four wooden single glazed windows to rear elevation.

Bedroom One 12'10" x 7'6" + 17'9" x 7'1" (3.930 x 2.307 + 5.430 x 2.175)

Formerly two bedrooms. Two radiators. Two UPVC double glazed Stone mullion windows.

Bedroom Two 13'2" x 9'1" to wardrobes (4.023 x 2.786 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed Stone mullion windows.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Boiler. Loft access. Towel radiator. UPVC double glazed window to front elevation.

Bedroom Three 17'2" x 7'6" + 7'9" x 4'10" (5.237 x 2.293 + 2.381 x 1.484)

Radiator. Two UPVC double glazed Stone mullion windows.

Bedroom Four 12'10" x 7'7" (3.920 x 2.312)

Radiator. UPVC double glazed Stone mullion window to front elevation.

Bathroom

Wash hand basin vanity unit. Low flush W.C. Freestanding bath with mixer taps and shower head. Separate shower cubicle. Partially tiled. Cupboard. Designer radiator. UPVC double glazed Stone mullion window.

Exterior

The gated cobbled driveway offers ample parking for several cars. and leads to a further open paved area which can be utilised as either additional parking or more garden space. There is a gated, decked seating area.

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:
leans.warns.tooth

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