



**Sunnybank Crescent, Greetland, HX4 8ND**  
**£200,000**

**E&H** Holmes  
ESTATE AGENTS



A charming two bedroom, semi detached property located on this popular residential street in Greetland. Well presented throughout with a light and airy lounge, contemporary kitchen and modern shower room this house also benefits from off road parking for one car. There is an open lawn garden to the rear with an attractive, enclosed patio garden to the front.

Ideally located for access to Halifax and Huddersfield town centres, the M62 corridor and local amenities making this is the perfect home for a professional person/couple, first time buyer or down sizer and an internal inspection is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, lounge and kitchen to the ground floor. On the first floor are two bedrooms and the house shower room.



### Entrance Hall

UPVC double glazed window to side elevation. Composite door to side elevation.

### Lounge 13'7" into bay x 12'11" (4.153 into bay x 3.949)

Radiator. UPVC double glazed Bay window to front elevation.

### Kitchen 9'2" x 10'0" (2.816 x 3.058)

Fitted kitchen with wall and base units. One and a half bowl Composite sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Boiler. Understairs storage. UPVC double glazed window to rear elevation.

### Landing

Stairs leading from entrance hall. Radiator. UPVC double glazed window to rear elevation.

### Bedroom One 10'10" x 11'7" to wardrobes (3.323 x 3.555 to wardrobes)

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

### Bedroom Two 9'7" x 7'8" (2.942 x 2.348)

Radiator. UPVC double glazed window to rear elevation.

### Shower Room

Vanity wash hand basin. Low flush W.C. Walk-in double shower. UPVC double glazed window to side elevation.

### Parking

Driveway parking for one car.

### Front Garden

Enclosed patio garden.

### Rear Garden

Open lawn garden with outhouse.

### ADDITIONAL INFORMATION

The property benefits from a driveway parking space. The current owner has obtained permission from Calderdale Council for the dropped kerb but not carried out the work.

### 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:  
mass.trace.talent

### Disclaimer

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