



**Silverdale Terrace, Greetland, HX4 8NQ**  
**£280,000**

**E&H** Holmes  
ESTATE AGENTS



The modest exterior of this immaculately presented, three bedroom property in Greetland belies the space and quality offered by the interior. Idyllically located on a private road with far reaching rural views to the front and a low maintenance garden to the rear this is a picture perfect home for many types of buyer. There is the added benefit of a 15m x 6m (approx) driveway which leads to a large detached garage with power and plumbing along with side windows and doors offering potential for alternative use. A viewing of this property is strongly recommended in order to fully appreciate everything this home has to offer.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor with three bedrooms and a house bathroom to the first floor. There are attractive gardens to both front and rear along with driveway leading to the detached garage.



### Entrance Hall

Radiator. UPVC double glazed window to front elevation.

### Lounge 11'11" x 15'3" (3.653 x 4.657)

Multi fuel stove. Designer radiator. UPVC double glazed window to front elevation.

### Dining Kitchen 9'6" x 19'7" (2.911 x 5.983)

Fitted kitchen with wall and base units. Ceramic sink. Solid wood work surfaces. Eye level electric oven. Five ring gas hob. Stainless steel cooker hood. Integrated Neff washing machine. Integrated dishwasher. American fridge / freezer (by separate negotiation). Designer radiator. Understairs cupboard. UPVC double glazed window to rear elevation.

### Landing

Stairs leading from entrance hall. Loft access via pull down ladder.

### Bedroom One 12'1" x 10'4" to chimney breast (3.698 x 3.170 to chimney breast)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 9'8" x 11'6" (2.966 x 3.530)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 6'10" + recess x 8'0" (2.094 + recess x 2.444)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Separate shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

### Garage 17'8" x 14'5" (5.396 x 4.406)

Electric roller doors. Power. Light. Plumbing. UPVC double glazed door. Two UPVC double glazed windows to the side.

### Parking

Driveway with parking for several cars. Approx. 15m x 6m.

### Front Garden

Enclosed lawn garden with far reaching rural views.

### Rear Garden

Patio garden with raised flower beds.

### 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: scare.tiny.shield

### Disclaimer

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