



**Bankfield Grange, Greetland, HX4 8LJ**  
**£425,000**

**E&H** Holmes  
ESTATE AGENTS



This split level, executive detached property is situated on this popular residential location in Greetland. The house has immaculately presented throughout with a modern living/dining kitchen and a light and airy lounge with both having French doors leading to the attractive landscaped garden. The house benefits from five bedrooms (including master bedroom with en-suite), cloak and utility facilities and a double garage. The property is within walking distance of local amenities and primary schools, on bus routes for local secondary schools and within a few minutes drive of the M62 corridor making this an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance vestibule, entrance hall, living dining kitchen, lounge. utility room and cloakroom with master bedroom with en-suite, four further bedrooms and the house bathroom.



**Entrance Vestibule**

Tiled flooring. Composite door to front elevation.

**Entrance Hall**

Radiator.

**Cloakroom**

Wash hand basin. Low flush W.C. Radiator.

**Lounge 13'1" x 17'4" (4.007 x 5.301)**

Coal effect, living flame gas fire. Radiator. UPVC double glazed French doors. UPVC double glazed picture window to rear elevation.

**Living / Dining Room 29'3" x 9'3" (8.930 x 2.820)**

Fitted kitchen with wall and base units. Composite one and a half bowl sink. Eye level oven. Induction hob. Cooker hood. Integrated dishwasher. Integrated microwave. Integrated fridge / freezer. Two Velux windows. UPVC double glazed French doors to rear elevation. UPVC double glazed window to front elevation.

**Utility Room 7'5" x 6'9" (2.279 x 2.081)**

Wall and base units. Plumbing for washing machine. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

**Landing**

Stairs leading from entrance hall.

**Bedroom One 9'8" x 9'3" to wardrobes (2.963 x 2.831 to wardrobes)**

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

**En-Suite**

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan.

**Bedroom Two 13'3" x 15'6" (4.044 x 4.740)**

Under eaves storage. Radiator. Four Velux windows.

**Bedroom Three 10'8" x 9'8" (3.267 x 2.964)**

Loft access. Radiator. UPVC double glazed window to rear elevation.

**Bedroom Four 8'6" x 7'10" (2.600 x 2.403)**

Radiator. UPVC double glazed window to rear elevation.

**Bedroom Five 12'11" x 6'5" (3.955 x 1.965)**

Cupboard housing boiler. Radiator. UPVC double glazed window to front elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

**Double Garage**

Two electric roller doors. Power. Light. Plumbing. Large overhead storage area. Base and wall units.

**Parking**

Driveway parking for two cars.

**Front Garden**

Open lawn garden with attractive planting.

**Rear Garden**

Well proportioned landscaped garden with patio seating areas. Mature planting. Shed.

**Council Tax Band**

E

**Location**

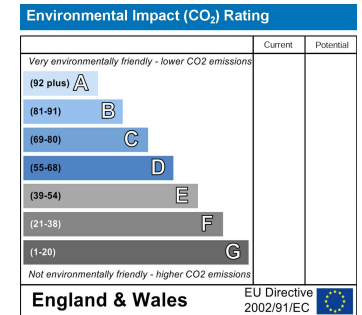
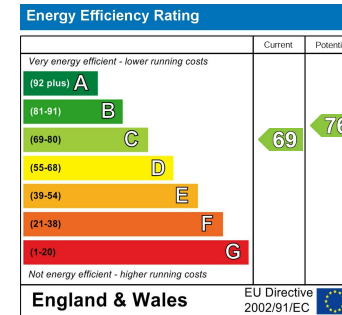
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The three words designated to this property is

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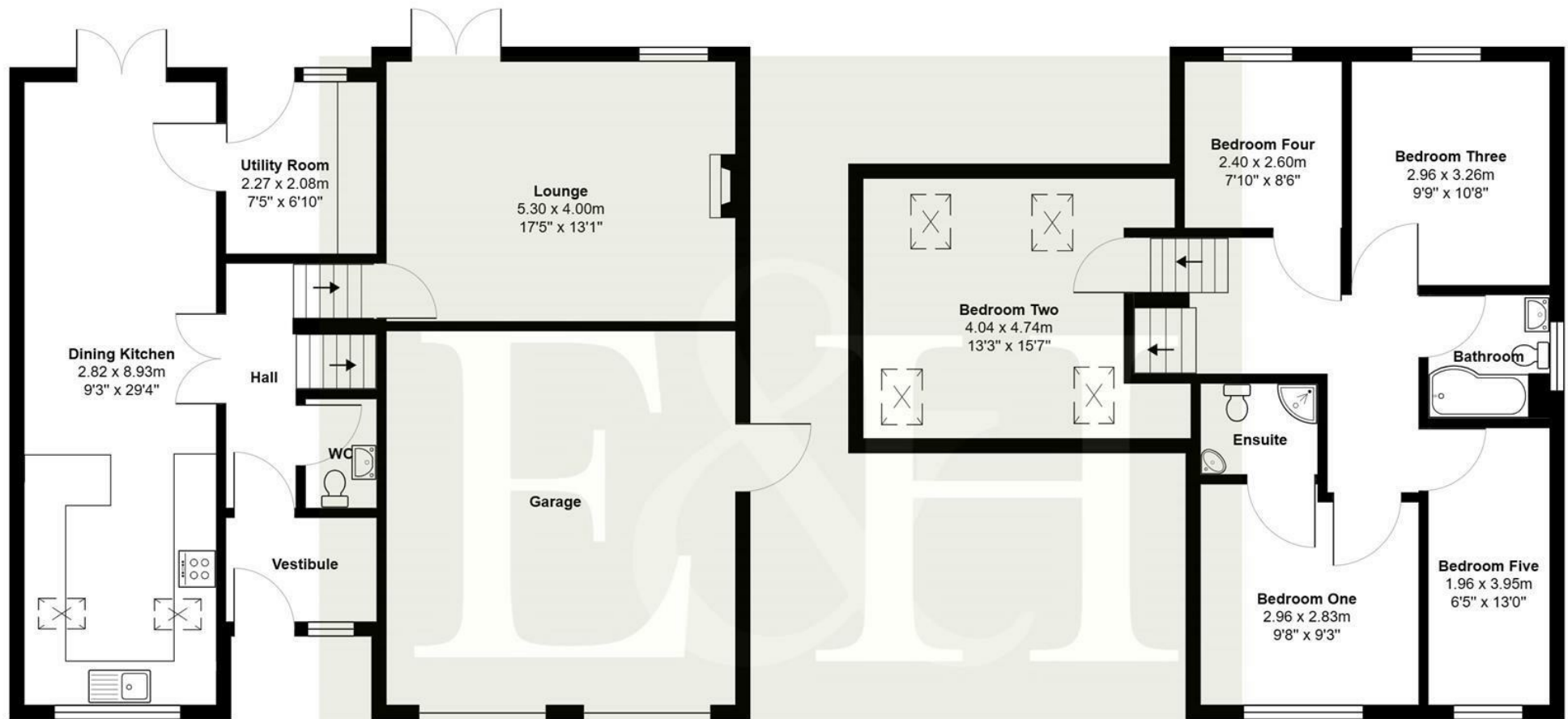












All measurements are approximate and for display purposes only