



Ravenstone Drive, Greetland, HX4 8DY
£450,000

E&H Edkins Holmes
ESTATE AGENTS

A beautifully presented, executive detached family home tucked away at the head of a cul-de-sac in this quiet area of West Vale. With views across the valley to the front this split level home offers well proportioned, flexible accommodation with four/five bedrooms making this an ideal home for a young or growing family. Located within walking distance of local amenities, coffee shops/restaurants, primary and secondary schools and a short drive to the M62, an early viewing of this house is strongly recommended to avoid disappointment.

The accommodation, in brief, comprises: Entrance hall, cloakroom, lounge, dining kitchen, utility room, conservatory, bedroom five/study, master bedroom with en-suite, three further bedrooms and house bathroom. There is driveway parking for two cars leading to the double garage and an attractive garden to the rear.



Entrance Hall

Composite door to front elevation.

Cloakroom

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

Lounge 17'0" x 17'6" (5.203 x 5.336)

Log burner. Two radiators. UPVC double glazed patio doors to rear elevation. UPVC double glazed window to front elevation.

Bedroom Five / Study 9'10" x 12'9" (3.013 x 3.905)

Underfloor heating. Two UPVC double glazed window to rear elevation.

Dining Kitchen 13'10" x 22'3" (4.227 x 6.790)

Fitted kitchen with wall and base units. Stainless steel under counter sink. Separate hand washing basin. Granite work surfaces. Neff electric eye level oven. Neff combination oven. Neff induction hob. Cooker hood. Integrated dishwasher. Space for American fridge / freezer. Underfloor heating. Understairs storage. Two UPVC double glazed windows to front and side elevations.

Utility Room

Wall and base units. Plumbing for washing machine. Boiler. Underfloor heating. UPVC double glazed window to rear elevation.

Conservatory 13'6" x 9'2" (4.139 x 2.808)

UPVC constructed conservatory. Electric wall mounted heater.

Landing

Loft access. Radiator.

Master Bedroom 9'11" x 13'3" (3.027 x 4.053)

Radiator. UPVC double glazed window to front elevation.

En-Suite

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

Bedroom Two 13'0" x 10'1" (3.965 x 3.080)

Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Three 7'0" x 11'0" (2.137 x 3.366)

Radiator. UPVC double glazed window to front elevation.

Bedroom Four 6'9" x 11'0" (2.071 x 3.374)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Store cupboard. UPVC double glazed window to side elevation.

Double Garage

Electric up and over doors.

Front Garden

Mature open lawn garden.

Rear Garden

Mature lawn garden with pond and patio.

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:

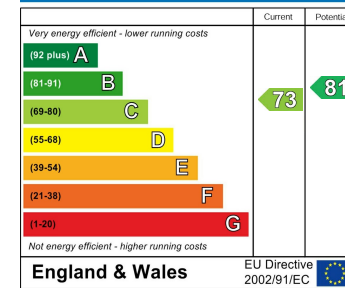
rotate.visits.costs

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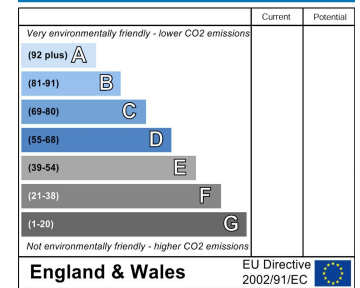
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation 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

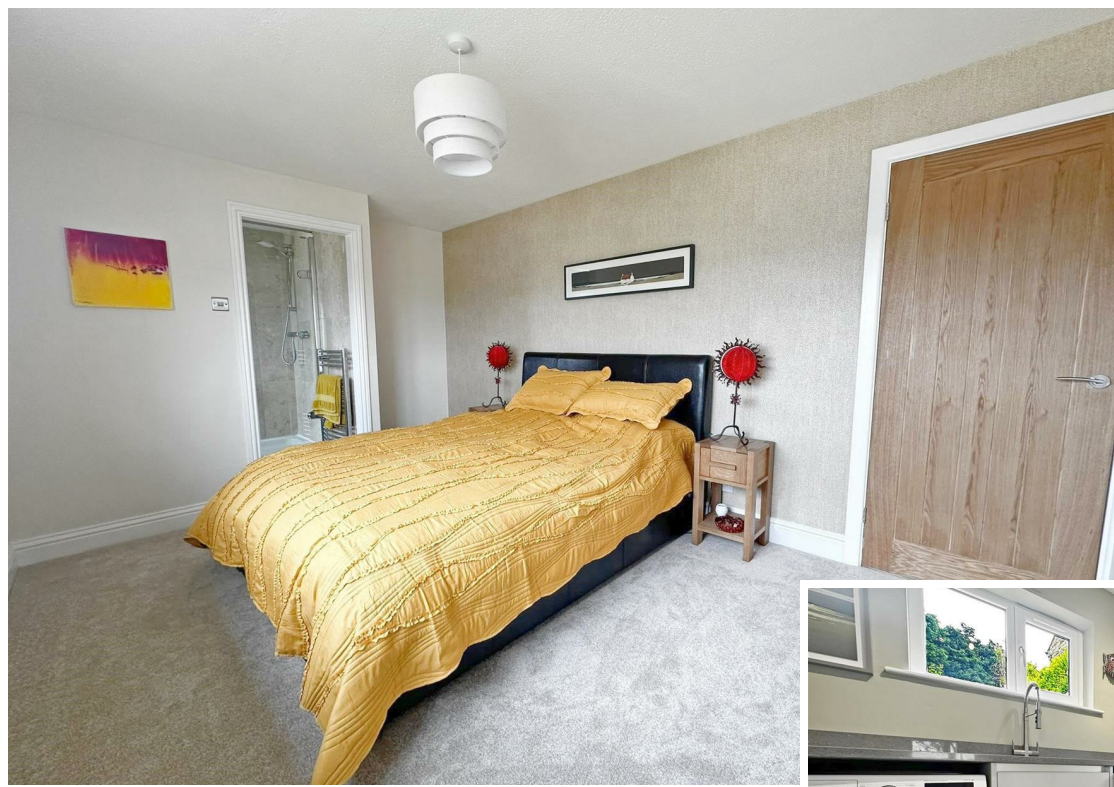
travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by 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.

Energy Efficiency Rating

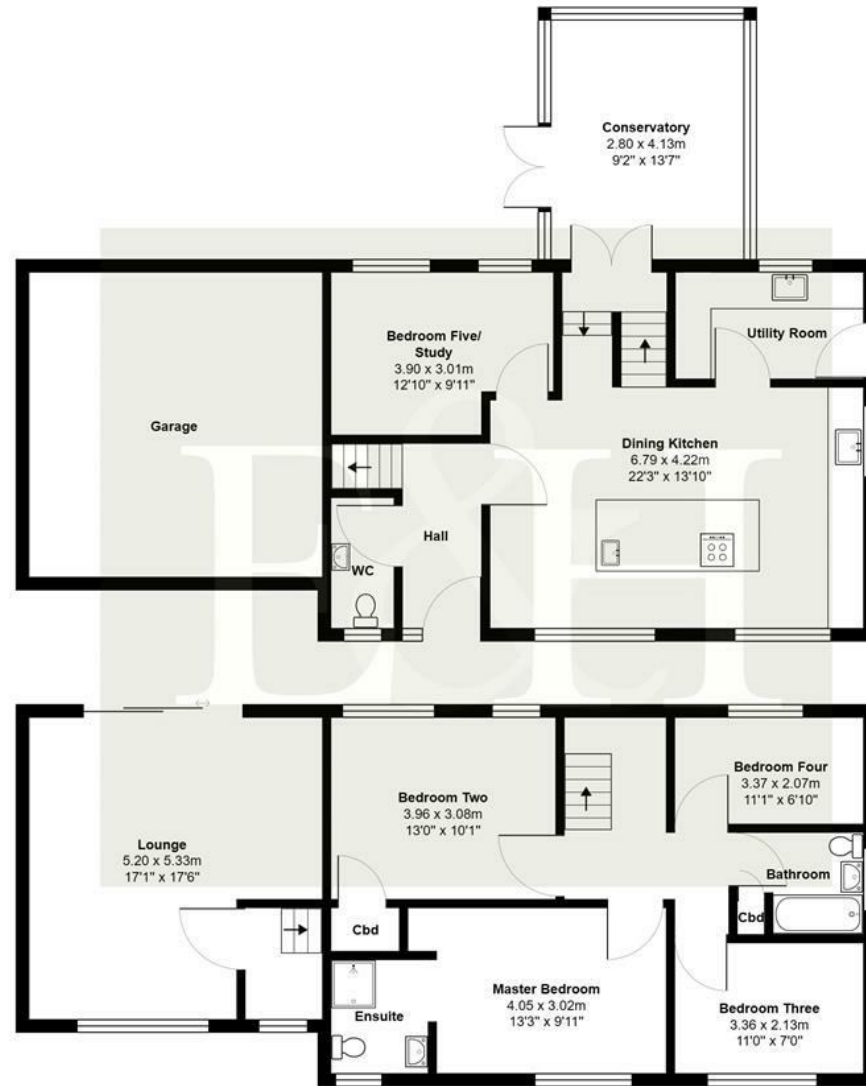


Environmental Impact (CO₂) Rating









All measurements are approximate and for display purposes only