



**Brian Royd Lane, Greetland, HX4 8PE**  
**£340,000**

**E&H** Holmes  
ESTATE AGENTS



A detached, two bedroom true bungalow on a large plot on a sought after lane in Greetland. The property is in need of updating throughout and being situated on a large plot offers further potential to extend (subject to relevant planning permissions). The lounge benefits from large picture windows giving the room a light and spacious feel along with offering a pleasant outlook across the garden and to valley views beyond.

The accommodation, in brief, comprises: Entrance vestibule, dining kitchen, lounge, inner hallway, two double bedrooms and the house bathroom. Externally the large driveway leads to the detached single garage. The garden wraps around the bungalow and consists mainly of large patio seating areas with mature trees and attractive planting.



### Entrance Vestibule

Cupboard housing boiler. Radiator. UPVC double glazed door to side elevation.

### Inner Hall

Loft access.

### Lounge 11'0" x 19'10" (3.358 x 6.070)

UPVC double glazed picture window to front elevation.

### Dining Kitchen 17'5" x 11'10" (5.331 x 3.626)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Cooker hood. Store cupboards. Three radiators. UPVC double glazed French doors to rear elevation. UPVC double glazed window to side elevation.

### Bedroom One 10'10" x 12'6" to wardrobes (3.318 x 3.821 to wardrobes)

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

### Bedroom Two 8'9" x 10'11" (2.681 x 3.328)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Fully tiled. Radiator. UPVC double glazed window to rear elevation.

### Detached Garage

Detached single garage with up and over doors. Plumbing for washing machine. Window and door to side.

### Garden

Wrap around garden with patio areas, mature trees and shrubs. Greenhouse and shed.

### Council Tax Band

E

### Location

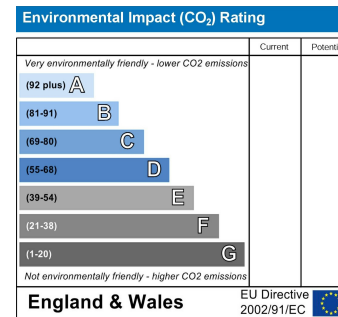
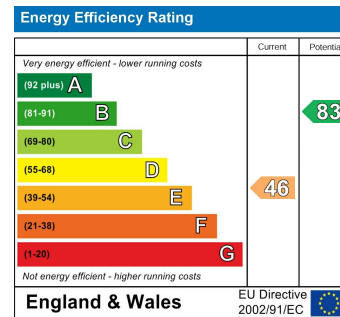
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

### Disclaimer

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.



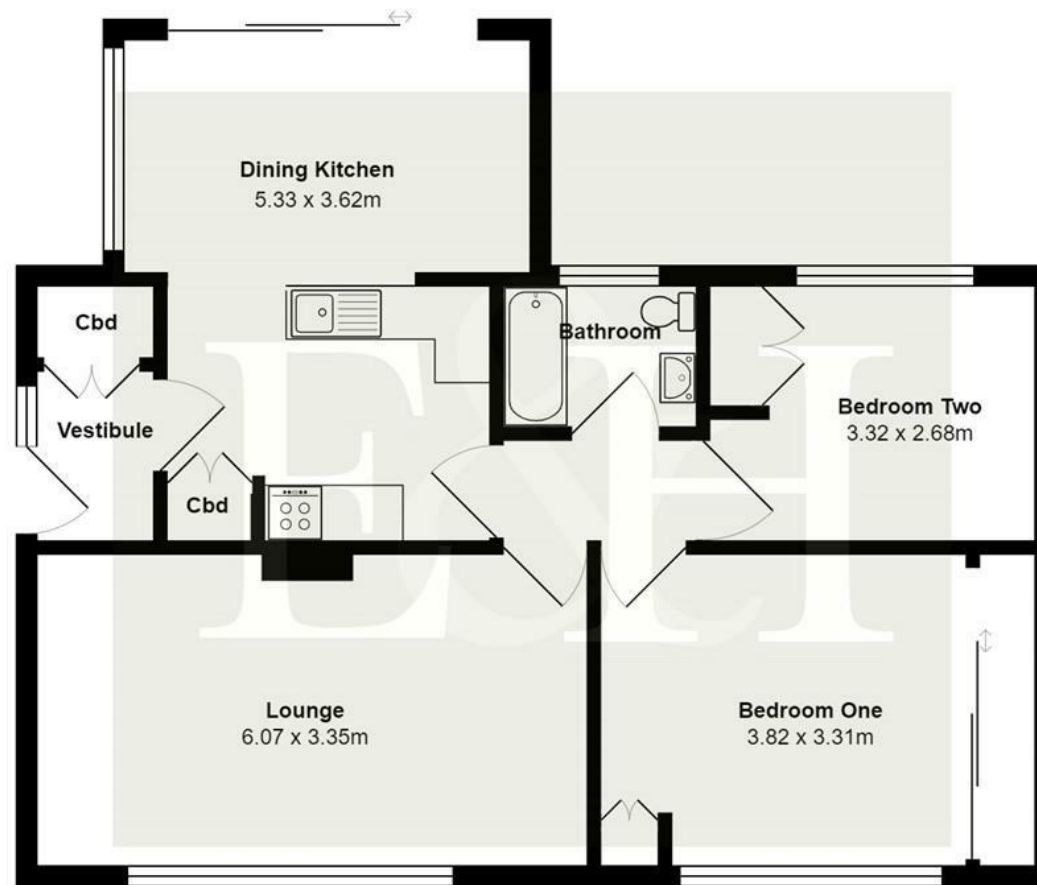












All measurements are approximate and for display purposes only