



**Green Lane, Greetland, HX4 8BL**  
**£210,000**

**E&H** Holmes  
ESTATE AGENTS

A three bedroom plus attic room, semi detached property in this popular residential area of West Vale. Ideally located for access to local amenities and schools , and just a short drive to the M62 Junction 24 this house is ideally suited to a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom with a staircase leading to the attic room. Externally there is a driveway leading to the detached single garage. There is a low maintenance garden to the rear and a lawn garden to the front.



### Entrance Hall

Radiator. UPVC double glazed door to front elevation.

### Lounge 16'2" x 11'10" (4.939 x 3.607)

Electric stove. Radiator. UPVC double glazed window to front elevation.

### Dining Kitchen 9'9" x 15'2" (2.980 x 4.645)

Fitted kitchen with wall and base units. Ceramic two bowl Butler sink. Electric hob. Stainless steel cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Understairs cupboard. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

### Landing

Stairs leading from entrance hall. Stairs leading to attic room. UPVC double glazed window to side elevation.

### Bedroom One 14'0" x 9'1" (4.271 x 2.781)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 12'0" x 9'1" (3.677 x 2.775)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 7'8" x 6'0" (2.346 x 1.831)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

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

### Attic Room 11'9" x 11'10" (3.586 x 3.632)

Undereaves storage housing boiler. Radiator. Two Fakro skylights.

### Detached Garage

Detached single garage with up and over doors.

### Parking

Driveway parking for one cars.

### Front Garden

Lawn garden with mature planting.

### Rear Garden

Decking and artificial lawn garden with rockery.

### Council Tax Band

B

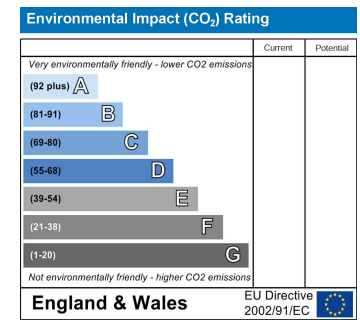
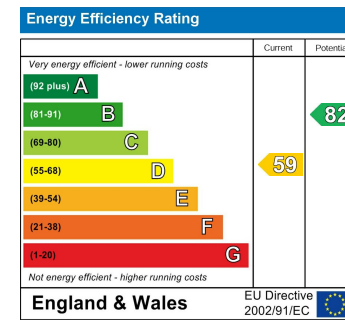
### Location

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:  
bottle.slides.desks

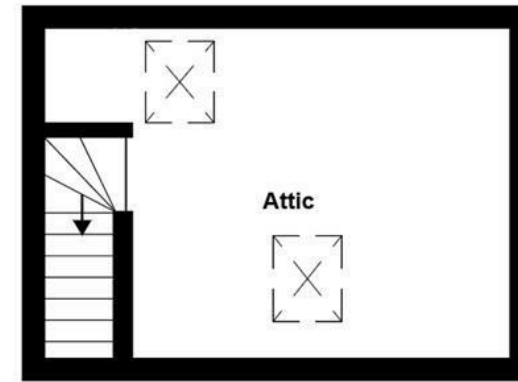
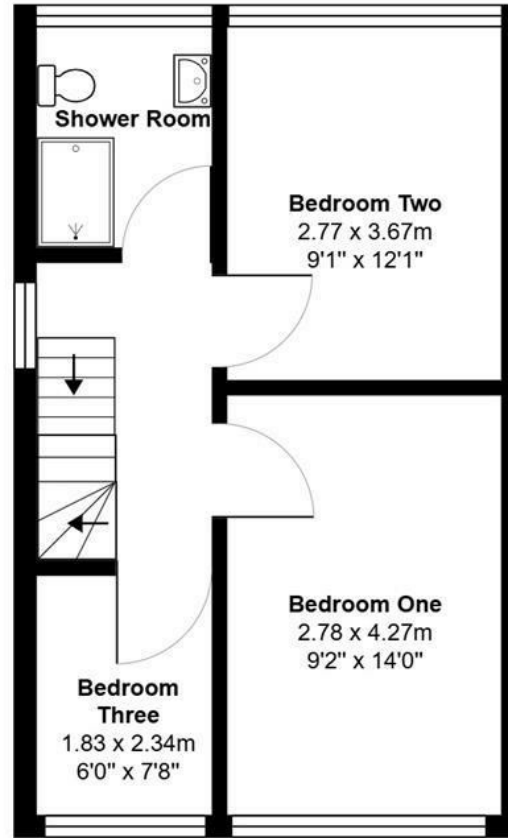
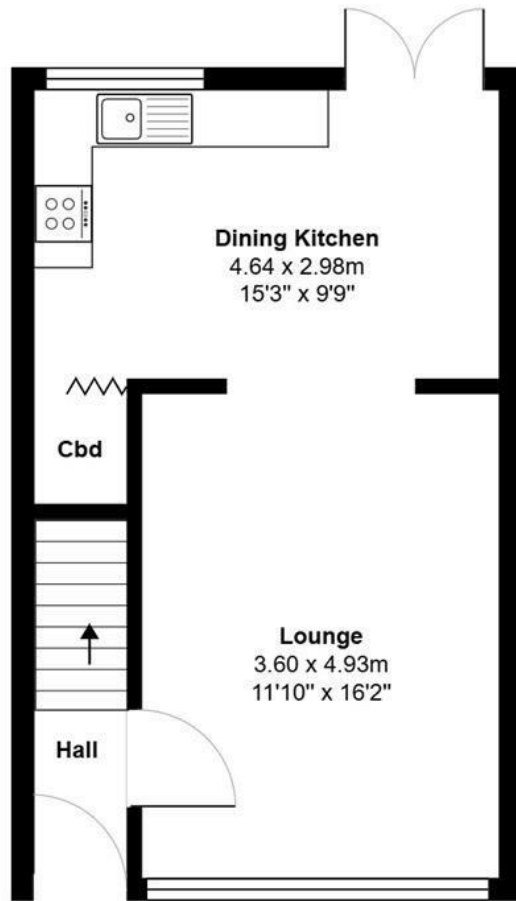
### Disclaimer

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All measurements are approximate and for display purposes only