



Trenance Gardens, Greetland, HX4 8NN
£375,000

E&H Holmes
ESTATE AGENTS

Situated on the ever popular Trenance Gardens in Greetland is this two bedroom plus occasional room, true bungalow. The bungalow was extended a number of years ago to create a large master bedroom with en-suite and dressing area and benefits from sunroom which is open plan to the dining room enabling residents to enjoy the mature gardens whatever the weather.

The accommodation, in brief, comprises: Entrance hall, lounge, kitchen, dining room open plan to sun lounge, side entrance hall which is open to the utility room, master bedroom with en-suite, occasional room which lead to bedroom two and the house bathroom. There is ample driveway parking plus a carport and garage.



Entrance Hall

Radiator. Double glazed door to front elevation.

Side Entrance Hall

Hall leads to utility room. Radiator. Composite door to front elevation.

Lounge 11'9" x 19'9" (3.598 x 6.038)

Coal effect, living flame gas fire. Two radiators. Full length UPVC double glazed window to front elevation.

Dining Room 11'8" x 8'3" (3.571 x 2.539)

Open plan to sun room. Radiator.

Sun Room 9'2" x 9'4" (2.817 x 2.863)

Radiator. UPVC double glazed door to rear. UPVC double glazed windows to rear and side elevations.

Kitchen 3.570 x 2.454

Modern fitted kitchen with a range of wall and base units. Composite one and a half bowl sink. Eye level electric oven. Gas hob. Extractor fan. Integrated dishwasher. Integrated fridge / freezer. Integrated microwave. Radiator. UPVC double glazed window to rear elevation.

Utility Room 8'4" max x 13'10" max (2.562 max x 4.218 max)

Plumbing for washing machine. Worcester Bosch Boiler installed 2020. Radiator. Door leading to integral garage. UPVC double glazed door to rear garden. UPVC double glazed window to side elevation.

Master Bedroom 13'7" + dressing area x 13'10" (4.144 + dressing area x 4.223)

Fitted bedroom suite. Radiator. UPVC double glazed window to side elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator. Extractor fan.

Bedroom Two 9'11" x 9'3" (3.040 x 2.827)

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

Occasional Room 8'8" x 12'10" (2.661 x 3.925)

Ideal study / dressing room. Leads to bedroom two. Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Fully tiled. Towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Garage 18'8" x 9'4" (5.694 x 2.848)

Electric roller doors. Power. Light.

Parking

Driveway parking for three plus cars. Carport.

Front Garden

Open Lawn.

Rear Garden

Patio and lawn garden with mature planting and raised beds.

Council Tax Band

D

Location

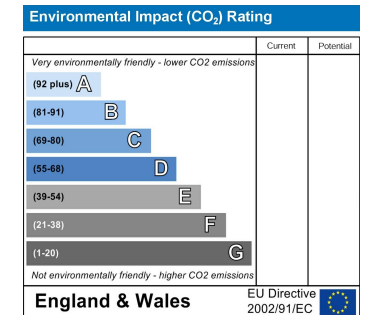
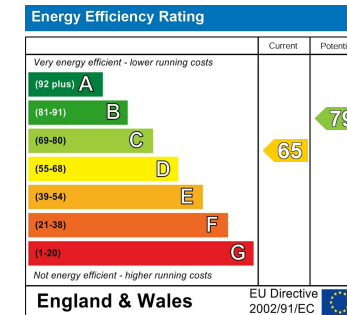
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
short.text.goods

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.

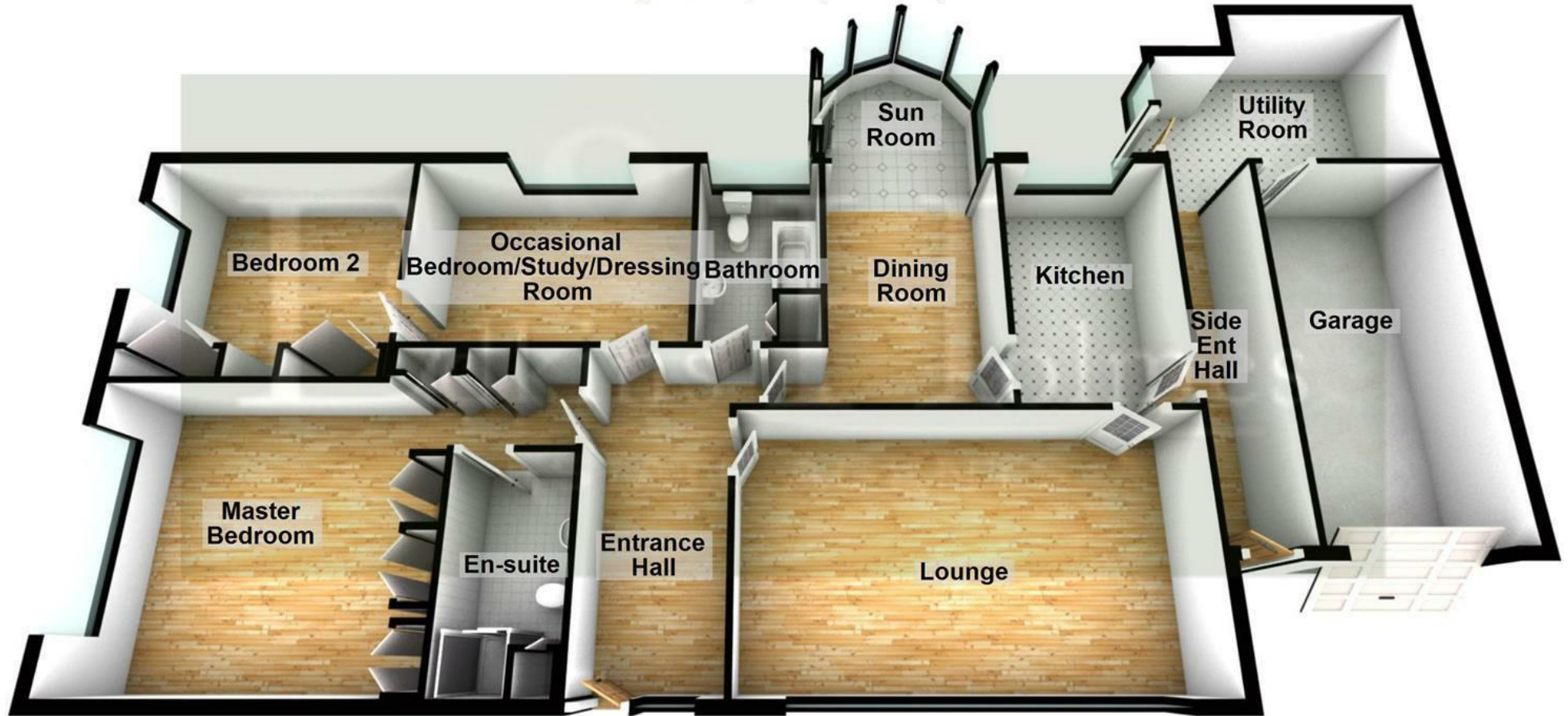






Ground Floor

Approx. 148.0 sq. metres (1592.8 sq. feet)



Total area: approx. 148.0 sq. metres (1592.8 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD

www.edkinsandholmes.co.uk • 01422 310044