



Sunnybank Road, Greetland, HX4 8NE  
£140,000

**E&H** Holmes  
ESTATE AGENTS



Deceptively spacious, two bedroom, back to back terrace in Greetland. Set over four floors the property benefits from a large dining kitchen to the lower level, lounge with multi-fuel stove on the ground floor with one double bedroom and the house bathroom on the first floor and a further double bedroom on the second floor. Ideally located for easy access to local amenities and with convenient access to the M62 corridor this is an ideal home for a first time buyer or professional person/couple.



**Ground Floor:****Entrance Hall**

UPVC double glazed door to front elevation.

**Lounge 14'8" x 14'8" (4.472 x 4.482)**

Log burner. Radiator. UPVC double glazed window to front elevation.

**Lower Level:****Dining Kitchen 14'4" x 14'6" (4.381 x 4.429)**

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric cooker point. Cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Understairs storage. Radiator. UPVC double glazed window to front elevation.

**First Floor:****Landing**

Stairs leading from entrance hall. Stairs leading to second floor.

**Bedroom One 11'9" x 12'0" (3.593 x 3.661)**

Built in wardrobes. Feature fireplace. Traditional style radiator. UPVC double glazed window to front elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Cupboard plus cupboard housing boiler. Traditional style radiator. UPVC double glazed window to front elevation.

**Second Floor:****Bedroom Two 14'2" x 18'0" (4.331 x 5.501)**

Feature fireplace. Radiator. Velux window.

**Parking**

Parking for one car.

**Front Garden**

Open patio area with storage shed.

**Council Tax Band**

A

**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:  
shine.shapes.scar

**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.













