



**Greenroyd, West Vale, HX4 8DT**  
**£279,000**

**E&H** Holmes  
ESTATE AGENTS

Having been extensively extended by the current owner to create a four bedroom, two reception room family home on this quiet cul-de-sac in West Vale, Greetland. The house benefits from a stylish dining kitchen, master suite with en-suite and walk in wardrobe and even its own golf putting green. Being located close to the M62 junction 24, local amenities and schools this will make an ideal home for a growing family.

The accommodation, in brief, comprises: Dining kitchen, two reception rooms and an inner hallway to the ground floor. On the first floor is the master bedroom with en-suite and walk in wardrobe, three further bedrooms and the four piece house bathroom. Externally there is a driveway for three cars and composite decking to the front and a low maintenance artificial lawn garden with putting green to the rear.



### Inner Hall

UPVC double glazed window to rear elevation.

### Lounge 15'6" x 11'9" (4.729 x 3.597)

Understairs cupboard. Radiator. UPVC double glazed window to rear elevation.

### Second Reception Room 10'2" x 15'3" (3.122 x 4.656)

Radiator. Two UPVC double glazed windows to front elevation.

### Dining Kitchen 26'10" x 11'2" (8.183 x 3.428)

Fitted kitchen with a range of wall and base units. One bowl sink. Electric oven. Induction hob. Designer radiator. Integrated microwave. Integrated dishwasher. Integrated freezer. Radiator. Composite door to front elevation. UPVC double glazed French doors to rear elevation.

### Landing

Stairs leading from inner hall. Glass balustrade. Cupboard. Loft access.

### Master Bedroom 20'3" x 11'3" narrowing to 6'4" (6.183 x 3.453 narrowing to 1.944)

Radiator. UPVC double glazed window to rear elevation.

### Walk-In Wardrobe 7'2" x 4'7" (2.202 x 1.406)

### En-Suite

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

### Bedroom Two 15'1" x 8'11" (4.610 x 2.727)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 11'6" x 8'11" (3.509 x 2.741)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 7'11" x 5'11" (2.417 x 1.816)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Chrome towel radiator. UPVC double glazed window to front elevation.

### Parking

Driveway parking for three cars.

### Front Garden

Composite decking.

### Rear Garden

Artificial lawn garden with putting green and raised flowerbeds.

### Council Tax Band

C

### Location

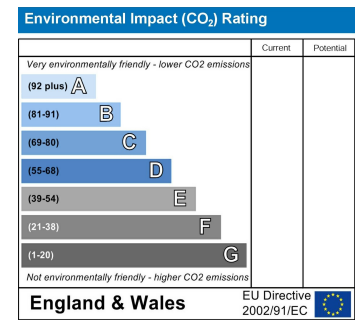
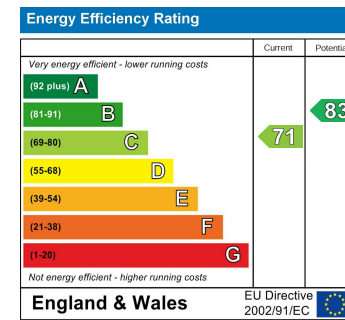
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The three words designated to this property is <///hatch.wants.select>

### Disclaimer

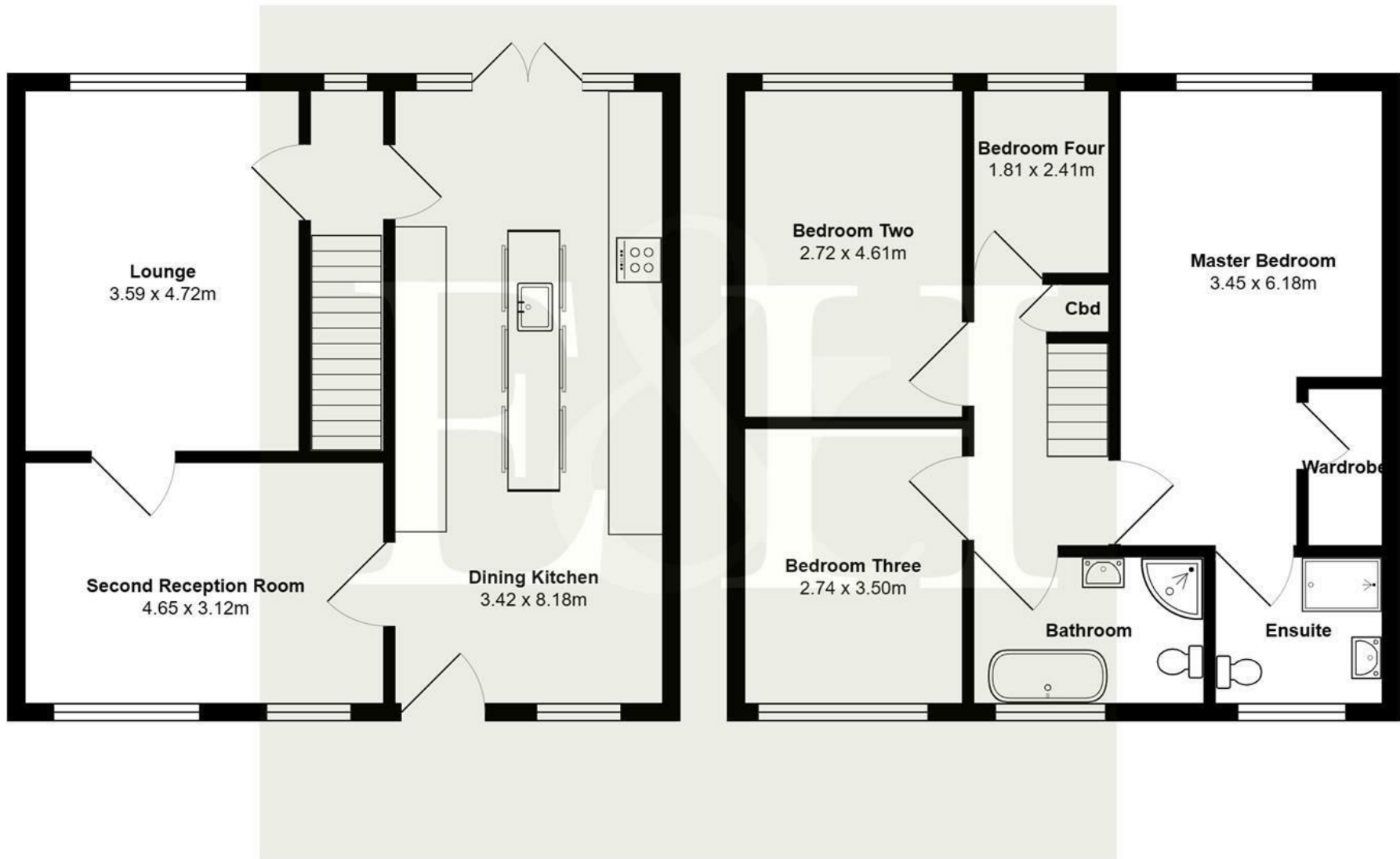
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All measurements are approximate and for display purposes only