



Sunnybank Crescent, Greetland, HX4 8ND  
£290,000

**E&H** Edkins Holmes  
ESTATE AGENTS



A well presented, extended three bedroom semi-detached with far reaching views. This turn key ready property benefits from stylish and spacious dining kitchen, utility and cloak facilities and an attractive outlook to the rear. With potential for further extension (subject to planning permission) offering opportunity to create a four bedroom family home the house is located in the thriving village of Greetland and with convenient access to local amenities, schools and the M62 this is an ideal family home.

The accommodation, in brief, comprises: Dining kitchen, lounge, rear entrance hall and both utility and cloakrooms to the ground floor. On the first floor there are three bedrooms and the house bathroom. To the front of the property is driveway parking for two cars and a patio seating area. To the rear of the house is a large lawn and patio garden.



**Dining Kitchen 8'11" x 24'9" (2.725 x 7.552)**  
Modern fitted kitchen with a range of wall and base units and solid wood worktops and breakfast bar. Stainless steel single bowl sink. Eye level electric oven. Gas hob with stainless and glass cooker hood over. Integrated dishwasher. Cupboard housing boiler. Understairs cupboard. Designer radiator. Two UPVC double glazed windows to the front. Composite front door. UPVC double glazed door to rear.

**Lounge 14'0" into bay x 12'0" (4.286 into bay x 3.680)**  
Coal effect, living flame, gas fire. Two radiators. UPVC double glazed bay window to rear with far reaching views.

**Utility Room 4'9" x .2637'9" (1.460 x .0804)**  
Plumbing for washing machine and space for a dryer.

**Cloakroom**  
WC and wash hand basin.

**Rear Entrance Hall**  
Radiator. Wooden door and window to rear with stained glass.

**Landing**  
Loft access (access via pull down ladder, boarded with light). Stairs from rear entrance hall. UPVC double glazed window to side elevation.

**Bedroom One 10'11" x 9'9" to wardrobes (3.340 x 2.982 to wardrobes)**  
Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation with far reaching views.

**Bedroom Two 9'0" x 9'9" (2.751 x 2.992)**  
Radiator. UPVC double glazed window to front elevation.

**Bedroom Three 6'7" x 5'7" (2.028 x 1.711)**  
Currently utilised as a dressing room. Radiator. UPVC double glazed window to rear elevation with far reaching views.

**Bathroom**  
White three piece suite comprising baht with mixer taps and shower over, wash hand basin and WC. Partially tiled.

Cupboard. Designer radiator. UPVC double glazed window to front elevation.

**Parking**  
Driveway Parking for two cars.

**Gardens**  
To the front of the property is a patio garden with shrubbery.

To the rear of the property is a large enclosed lawn garden with patio.

**Council Tax Band C**

**EPC Rating 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  
///rear.wonderfully.luck

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