



High Meadows, Greetland, HX4 8QF
£350,000

E&H Holmes
ESTATE AGENTS

With far reaching valley views to the rear of the property is this two/three bedroom detached property in this popular residential area of Greetland. This 'upside down' house is designed to ensure that the lounge, with the added benefit of a balcony, and bedroom three/dining room enjoy the far reaching valley views to the rear. The modern fitted kitchen is well presented with a large window to the front allowing in plenty of light. To the lower ground floor are two bedrooms, bathroom and conservatory which leads out to the attractive, low maintenance garden which again benefits from the far reaching views. With integral garage and driveway, this is an ideal home for a professional couple or family.

The accommodation, in brief, comprises: Entrance vestibule with access to integral garage, entrance hall, kitchen, lounge, dining room/bedroom three and cloakroom on the ground floor. To the lower ground floor are two double bedrooms, the house shower room and conservatory.



Ground Floor:

Entrance Vestibule

Tiled flooring. Door to integral garage. UPVC double glazed door to front elevation.

Entrance Hall

Loft access. Radiator. Door to Entrance Vestibule.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to side elevation.

Lounge 17'3" max x 15'10" max (5.272 max x 4.841 max)

Coal effect, living flame gas fire with light up surround. Two radiators. UPVC double glazed patio doors to balcony.

Dining Room / Bedroom Three 8'4" x 10'7" (2.543 x 3.248)

Radiator. UPVC double glazed window to rear elevation.

Kitchen 7'11" x 10'10" (2.434 x 3.327)

Fitted kitchen with wall and base units. Composite one a half bowl sink. Electric oven and hob. Cooker hood. Plumbing for dishwasher. Integrated fridge. Radiator. UPVC double glazed door to side elevation. UPVC double glazed door to front elevation.

Lower Ground Floor:

Landing

Stairs leading from Entrance Hall. Cupboard.

Bedroom One 14'9" x 11'1" (4.498 x 3.387)

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

Bedroom Two 11'11" x 8'4" (3.656 x 2.552)

Fitted wardrobes. Radiator. UPVC double glazed French doors leading to Conservatory.

Conservatory 12'9" x 11'1" (3.900 x 3.380)

UPVC constructed conservatory. Radiator.

Shower Room

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

Garage 16'10" x 8'10" (5.153 x 2.699)

Integral garage with power, light and plumbing for washing machine.

Parking

Block paved driveway.

Rear Garden

Enclosed garden with patio and artificial lawn with far reaching views.

Low tier with shrubbery and shed.

Council Tax Band

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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:
wakes.super.flip

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