



Lambert Street, Greetland, HX4 8AA
£245,000

E&H Holmes
ESTATE AGENTS

A stylish, modern, three bedroom semi-detached property located close to the heart of the up and coming area of West Vale, Greetland. Offering everything you would expect from a modern property with a modern dining kitchen, utility and cloak rooms along with en-suite to master bedroom and electric car charging point in the garage.

The accommodation, in brief, comprises: Entrance hall and utility room to the lower ground floor. On the ground floor is the dining kitchen, cloakroom and lounge with balcony. The master bedroom with en-suite, two further bedrooms and the house bathroom are located on the first floor. There is a resin driveway for one car which leads to the large garage with electric car charging point.



Lower Ground Floor:

Utility Room 5'9" x 2'10" (1.770 x 0.865)

Plumbing for washing machine. Boiler. Radiator. UPVC double glazed window to side elevation.

Entrance Hall

Composite door to front elevation.

Ground Floor:

Cloakroom

Wash hand basin. Low flush W.C. Radiator.

Lounge 14'2" x 16'4" (4.342 x 4.988)

Radiator. UPVC double glazed French doors leading to balcony.

Dining Kitchen 12'4" max x 16'6" max (3.78m max x 5.03m max)

Fitted kitchen with wall and base units. Asterite one and a half bowl sink with boiling hot water tap and waste disposal. Electric oven. Electric hob. Cooker hood. Integrated dishwasher. Integrated microwave. Integrated fridge / freezer. Two radiators. Three Velux windows. French doors to rear elevation. UPVC double glazed window to rear elevation.

Pantry 3'4" x 5'0" (1.033 x 1.525)

Walk in pantry.

First Floor:

Landing

Stairs leading from ground floor landing. Radiator. UPVC double glazed window to rear elevation.

Master Bedroom 10'3" x 10'3" (3.146 x 3.130)

Radiator. UPVC double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan.

Bedroom Two 9'9" x 7'3" (2.986 x 2.217)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 8'9" x 8'11" (2.685 x 2.728)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Garage 19'1" x 16'1" max (5.831 x 4.923 max)

Electric roller shutter door. Power. Light. Electric car charging point. Resin floor.

Car Port

Resin driveway with parking for one car.

Exterior

To the rear of the property there is a paved seating area.

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:
spit.proven.jelly

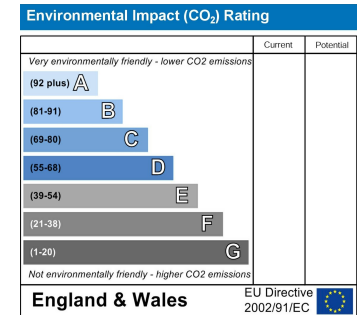
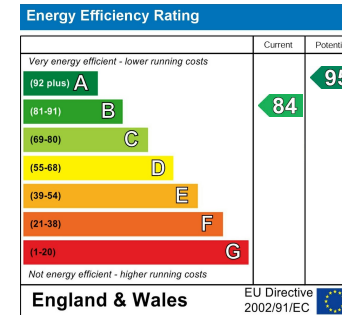
Council Tax Band

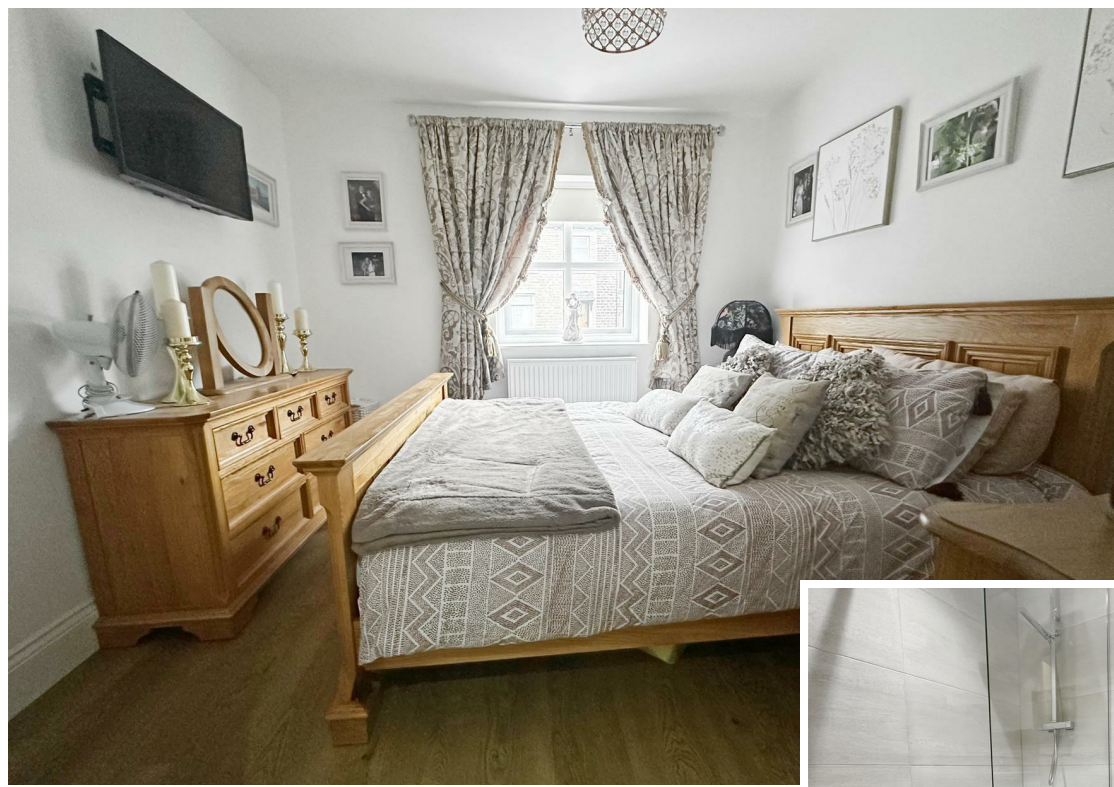
D

Disclaimer

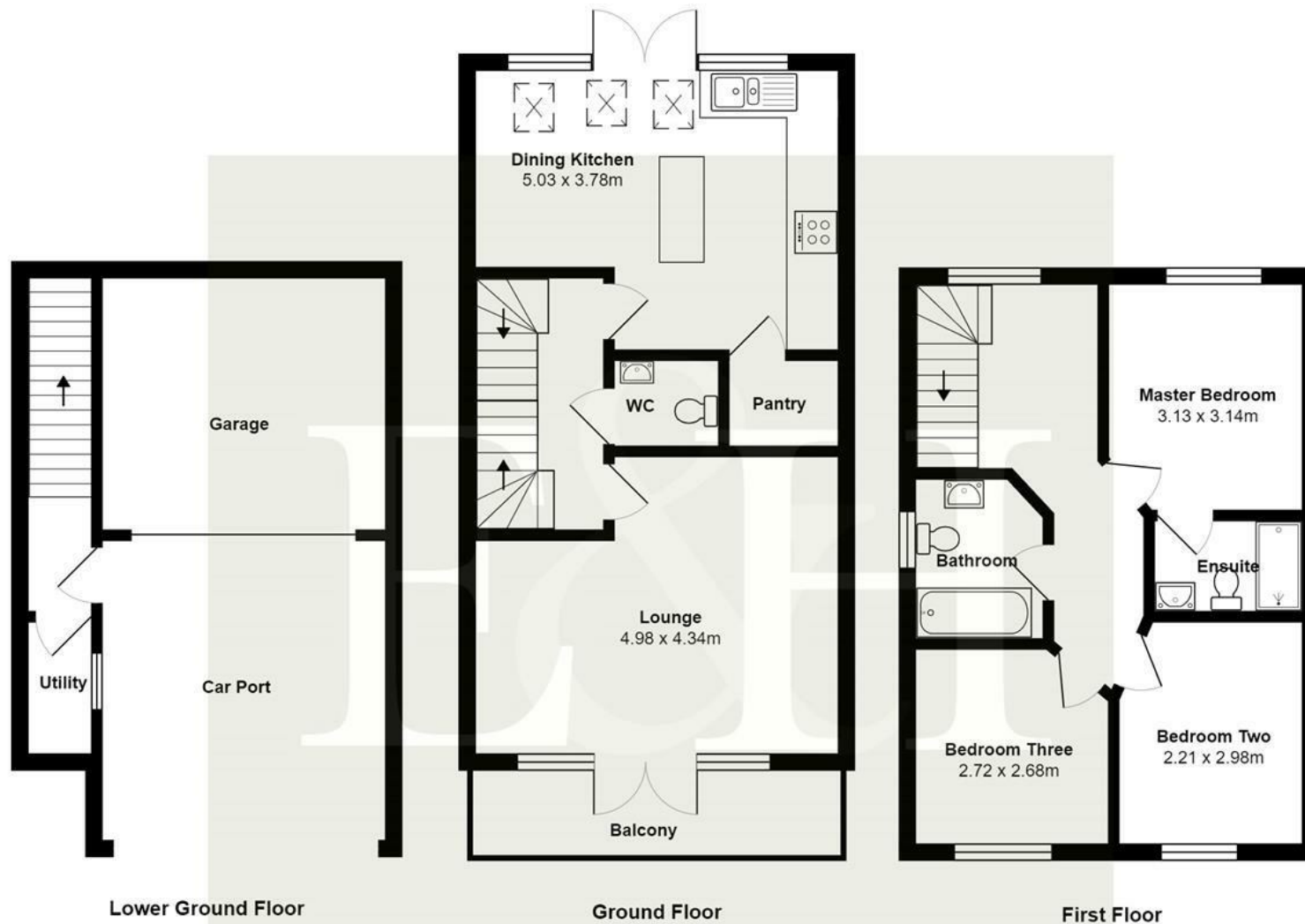
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation 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.









All measurements are approximate and for display purposes only