



Sunnybank Road, Greetland, HX4 8JP
£285,000

E&H Edkins Holmes
ESTATE AGENTS

A wonderful four-bedroom townhouse in the popular area of Greetland! As you step inside, you'll find a spacious dining kitchen that's truly the heart of the home. Whether you're cooking up a storm, hosting family get-togethers, or enjoying a quiet meal, this inviting space has you covered. Move into the lounge, where you'll discover a bright and airy room with direct access to the rear garden—a perfect spot for outdoor dining, playtime, or simply unwinding with a good book. At the front of the lounge, a Juliet balcony awaits, offering magnificent far-reaching views that are sure to impress. Imagine sipping your morning coffee or enjoying a peaceful sunset here. On the top floor, the master bedroom is a true sanctuary. With generous proportions and its own en-suite bathroom, it combines comfort and convenience, making it a space you'll love to retreat to at the end of the day. The remaining bedrooms are equally well-appointed, providing versatility for family, guests, or even a home office. This townhouse strikes a perfect balance between style, functionality, and location with convenient access to local schools, amenities and transport links.



Ground Floor:

Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. Extractor fan.

Dining Kitchen 20'10" x 10'8" (6.352 x 3.261)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Eye level electric oven. Induction hob. Stainless steel cooker hood. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Integrated microwave. Radiator. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor. Radiator. UPVC double glazed window to front elevation.

Lounge 20'11" x 10'6" (6.379 x 3.212)

Radiator. UPVC double glazed French doors to front elevation with Juliet balcony. UPVC double glazed French doors leading to rear garden.

Bedroom Four / Office 7'2" x 7'5" (2.186 x 2.273)

Radiator. UPVC double glazed window to rear elevation.

Second Floor:

Landing

Stairs leading from first floor landing. Stairs leading to third floor. Radiator. UPVC double glazed window to front elevation.

Bedroom One 8'1" x 10'3" (2.470 x 3.125)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 9'10" x 10'6" (3.019 x 3.219)

Built in wardrobes. 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 front elevation.

Third Floor:

Master Bedroom 16'3" x 13'6" (4.966 x 4.125)

Built in wardrobes. Radiator. Two Velux windows.

En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Chrome towel radiator. Velux window.

Parking

Driveway parking for two cars.

Rear Garden

Enclosed patio garden.

Council Tax Band

D

Location

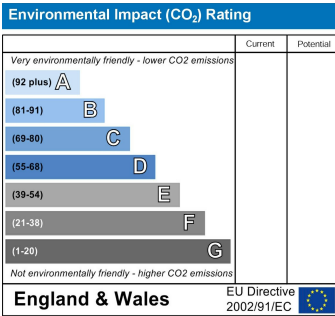
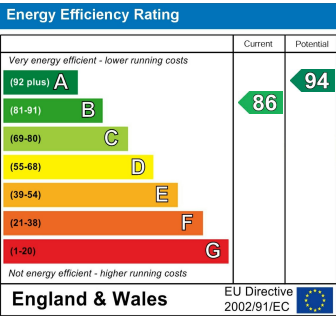
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

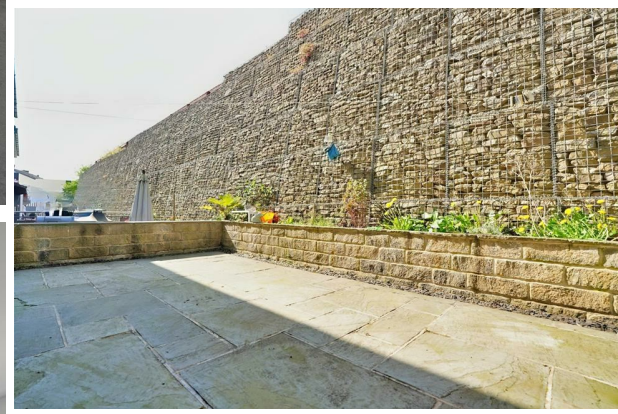
The three words designated to this property is:
patch.daily.push

Disclaimer

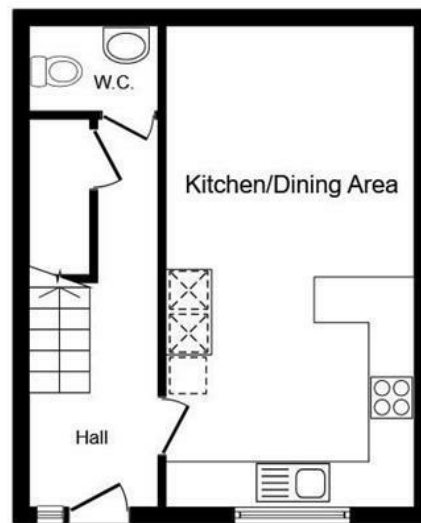
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation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

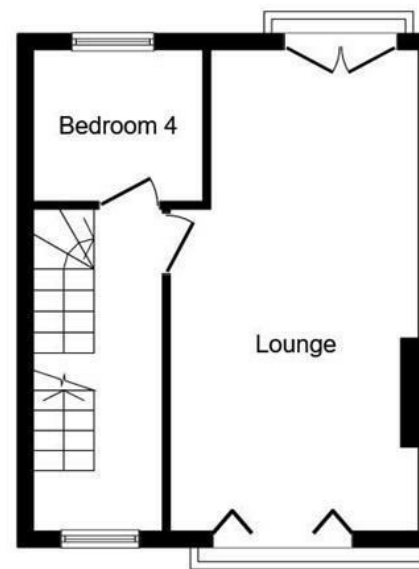




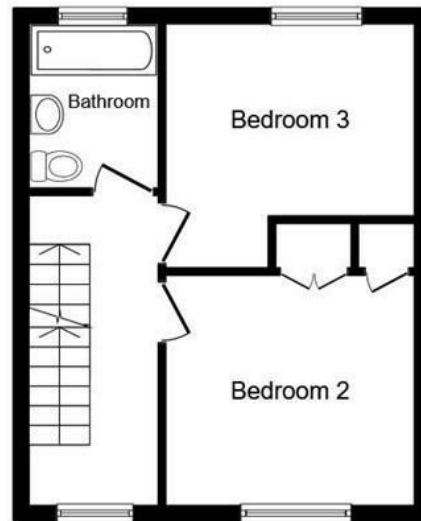




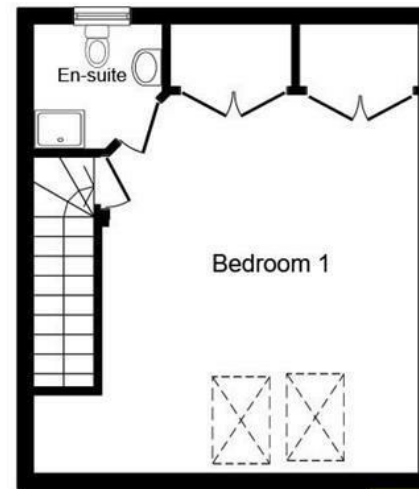
Ground Floor



First Floor



Second Floor



Third Floor

E&H