



**Stainland Road, Greetland, HX4 8BQ**  
**£220,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



Situated in the popular West Vale area, this three-bedroom end terrace offers a practical and convenient home for families, professionals, or anyone seeking easy access to local amenities, schools, and transport links.

The property includes two reception rooms, ideal for flexible living arrangements. The master bedroom features an en-suite, and there are two further double bedrooms, providing ample space for family members or guests.

Outside, the property benefits from a decking garden to the rear, perfect for enjoying outdoor time, and off-road parking for one car, adding to its convenience.



Ground Floor:

Entrance Hall

Cupboard. Radiator. UPVC double glazed door to front elevation.

Lounge 11'11" + bay x 11'5" into alcove (3.645 + bay x 3.500 into alcove)

Coal effect, living flame gas fire. Radiator. UPVC double glazed bay window.

Second Reception Room 13'5" x 10'9" (4.111 x 3.296)

Radiator. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

Kitchen 13'2" x 6'0" (4.014 x 1.847)

Fitted kitchen with wall and base units. One bowl composite sink. Electric eye level oven. Electric hob. Stainless steel and glass cooker hood. Plumbing for washing machine. Integrated microwave. Vailant Boiler (installed 2024 with full service history. UPVC double glazed window to rear elevation.

First Floor:

Landing

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

Bedroom Two 13'6" x 9'1" (4.119 x 2.790)

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

Bedroom Three 12'2" x 10'5" (3.719 x 3.193)

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

Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Partially tiled. Radiator. UPVC double glazed window to rear elevation.

Second Floor:

Landing

Store cupboard.

Master Bedroom 16'8" x 10'11" (5.091 x 3.352)

Built in wardrobes. Radiator. Three Velux windows.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Velux window.

Parking

Off road parking to rear for one car.

Front Garden

Open lawn garden.

Rear Garden

Enclosed decking garden with shed.

Council Tax Band

B

Location

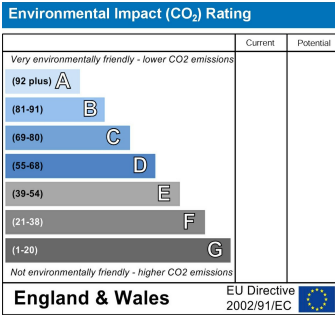
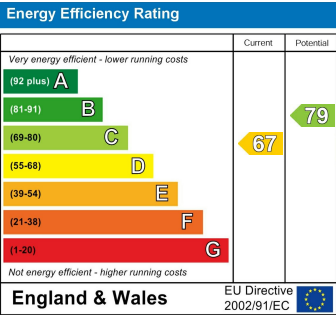
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
violin.error.drew

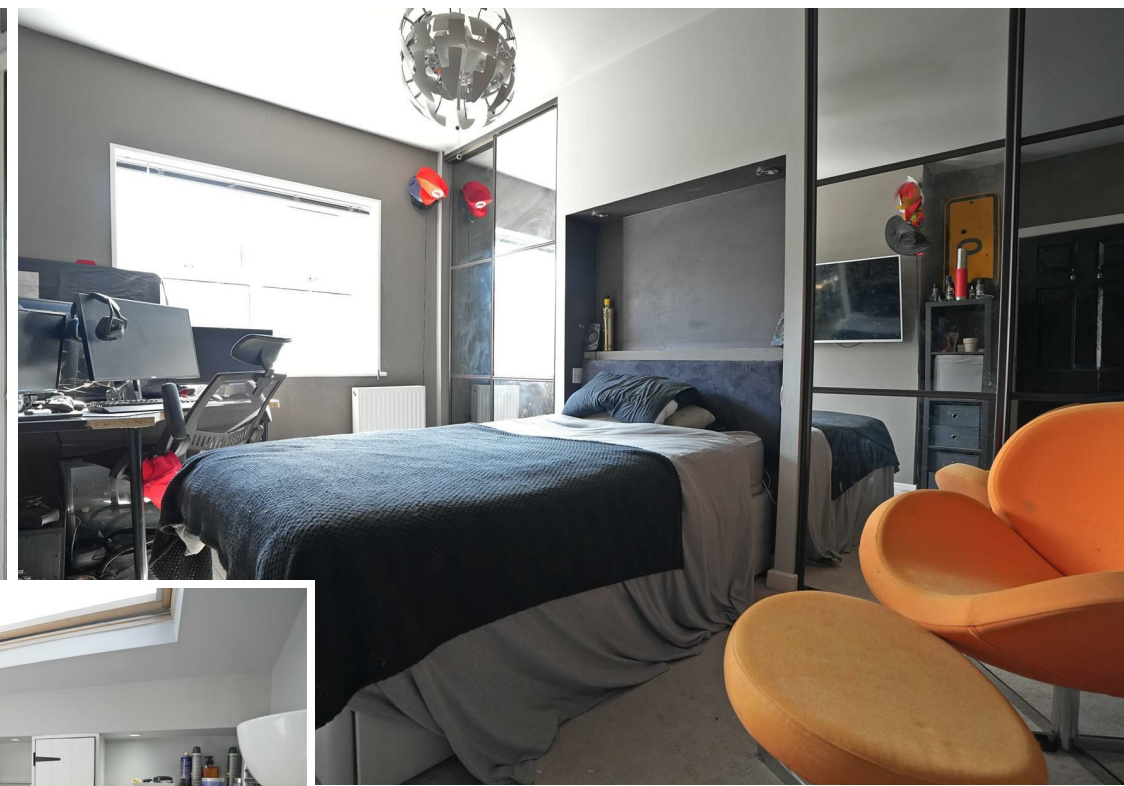
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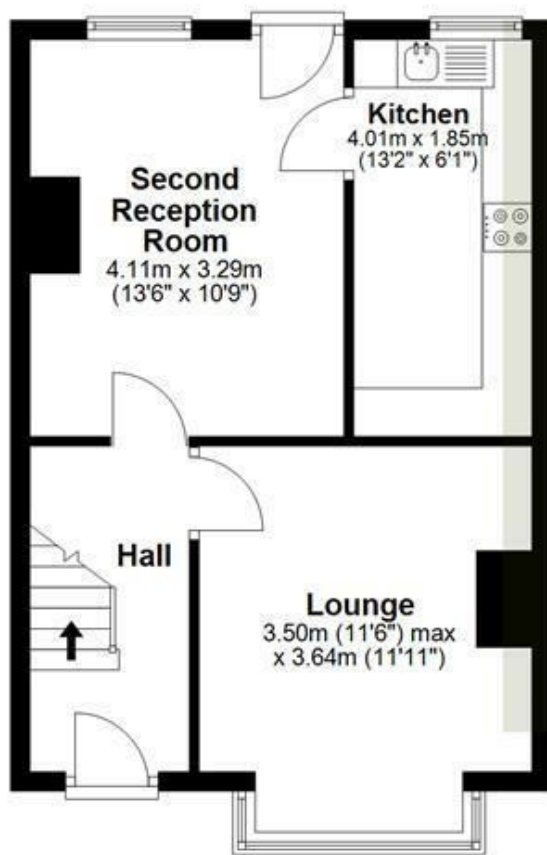




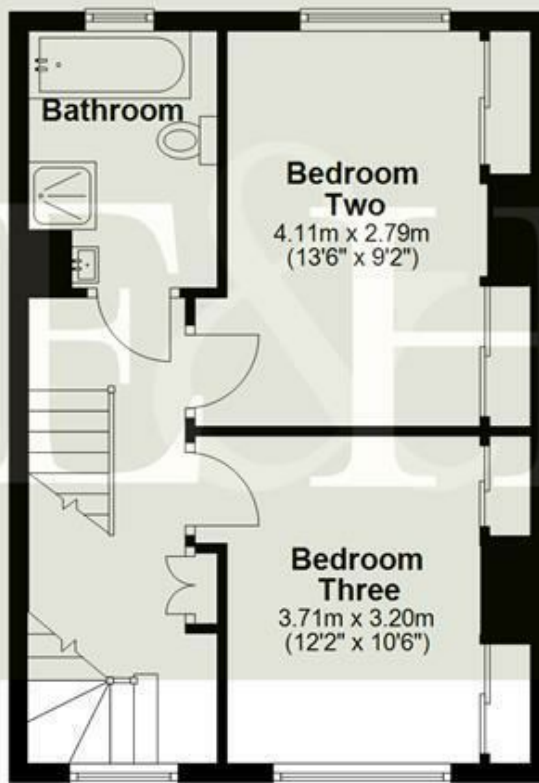




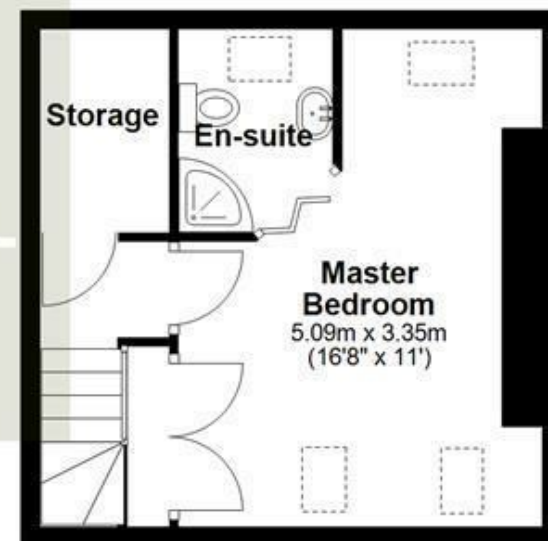
## Ground Floor



## First Floor



## Room in Roof



All measurements are approximate and for display purposes only  
Plan produced using PlanUp.