



**Greenroyd, Greetland, HX4 8DT**  
**£185,000**

**E&H** Holmes  
ESTATE AGENTS

Located in a quiet cul-de-sac in the ever-popular area of West Vale, this well-presented three-bedroom mid-terrace property offers modern living in a peaceful setting, with excellent access to local amenities and major transport links.

The home features a contemporary dining kitchen, a sleek and modern bathroom, and three generously sized bedrooms. A bright and welcoming lounge completes the interior, ideal for relaxed family living.

Outside, the property benefits from a fully enclosed rear garden – perfect for entertaining or unwinding – and off-road parking for two vehicles at the front. Positioned just moments from M62 Junction 24 and with easy access to Halifax, Huddersfield, and Brighouse town centres, this home is ideal for commuters and families alike.



**Rear Entrance Hall**

Radiator. UPVC double glazed door to rear elevation.

**Lounge 15'3" x 11'9" (4.653 x 3.593)**

Understairs cupboard. Radiator. UPVC double glazed window to rear elevation.

**Dining Kitchen 10'5" x 15'0" (3.176 x 4.588)**

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Five ring gas hob. Stainless steel and glass cooker hood. Plumbing for washing machine. Integrated fridge / freezer. Boiler. Radiator. UPVC double glazed French door to front elevation. UPVC double glazed door to front elevation. UPVC double glazed window to front elevation.

**Landing**

Stairs leading from rear hallway. Loft access. Cupboard.

**Bedroom One 14'3" x 8'10" (4.352 x 2.706)**

Radiator. UPVC double glazed window to rear elevation.

**Bedroom Two 11'8" x 8'11" (3.568 x 2.728)**

Radiator. UPVC double glazed window to front elevation.

**Bedroom Three 8'0" x 6'0" (2.448 x 1.842)**

Radiator. UPVC double glazed window to rear elevation.

**Bathroom**

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

**Parking**

Driveway parking for two cars.

**Rear Garden**

Enclosed garden with decking, lawn and 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:

risk.vibes.moons

**Disclaimer**

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