



**Woodfield Avenue, Greetland, HX4 8NA**  
**£250,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

Offered with no onward chain is this delightful 2-Bedroom Semi-Detached Bungalow on Woodfield Avenue, Greetland – Modern Living in a Sought-After Setting

Situated in the ever-popular residential area of Greetland, this superb two-bedroom semi-detached bungalow on Woodfield Avenue offers a rare opportunity to acquire a thoughtfully updated home in a peaceful yet well-connected location. Perfectly suited to downsizers, small families, or those looking for comfortable single-storey living, this property combines modern interiors with low-maintenance outdoor space and excellent local amenities.

The property benefits from a private driveway providing ample off-road parking, as well as a detached single garage for additional storage or secure vehicle housing. The exterior is designed with ease of maintenance in mind, featuring low maintenance gardens to both the front and rear – ideal for those who prefer to enjoy their outdoor space without the upkeep.

Internally, the accommodation has been tastefully modernised throughout. The heart of the home is a stylish modern kitchen, which is both practical and attractive. The spacious lounge is warm and welcoming, with ample natural light.

A standout feature is the bright and airy conservatory, which overlooks the rear garden and offers a tranquil setting to relax, read, or entertain guests all year round. It seamlessly extends the living space and brings the outdoors in.



Entrance Hall

Radiator. UPVC double glazed door to side elevation.

Lounge 16'5" + bay x 10'11" (5.005 + bay x 3.349)

Multi fuel stove. Radiator. UPVC double glazed bay window to front elevation.

Kitchen 9'3" x 8'5" (2.840 x 2.587)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Eye level electric oven. Gas hob. Stainless steel and glass cooker hood. Plumbing for washing machine. Integrated dishwasher. UPVC double glazed window to front elevation.

Conservatory 8'11" x 11'11" (2.733 x 3.647)

UPVC constructed conservatory. Two radiators.

Bedroom One 12'0" x 8'10" (3.678 x 2.711)

Fitted wardrobes. UPVC double glazed window to rear elevation.

Bedroom Two 10'0" x 8'9" (3.073 x 2.670)

Two radiators. UPVC double glazed window to rear elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Front Garden

Shingle garden with mature planting.

Rear Garden

Enclosed patio garden.

Detached Single Garage

Up and over doors. French door.

Parking

Block paved driveway.

Additional Infomation

Please note the property has solar panels that are owned.

Council Tax Band

C

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:

bliss.exam.scars

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.







