



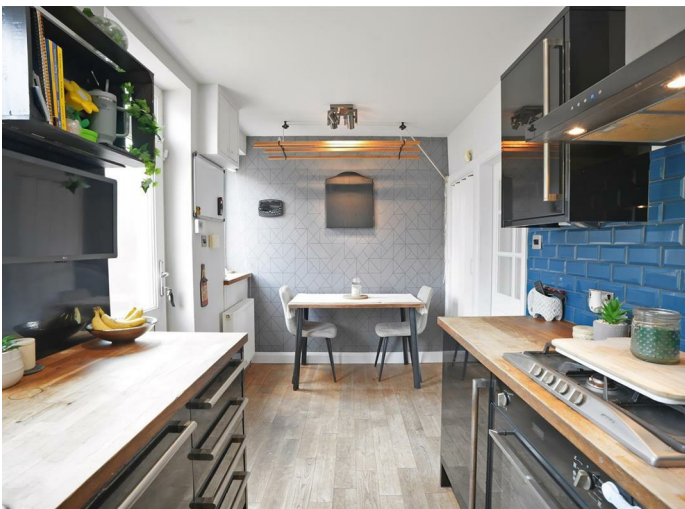
Green Lane, Greetland, HX4 8DD
£160,000

E&H Edkins Holmes
ESTATE AGENTS

Enjoying an elevated position in the ever-popular West Vale, this two bedroom, attractive stone-built terrace blends traditional character with smart modern updates. Inside, the property features a well-finished dining kitchen with solid wood work surfaces, and a contemporary bathroom presented to a high standard.

To the rear, you'll find an enclosed patio garden with a brick-built outhouse—complete with plumbing for a washing machine—providing useful additional utility space. A further patio seating area at the front offers a pleasant spot to relax outdoors. Off-road parking for one vehicle is located at the rear of the property.

Just a short walk from West Vale's excellent selection of shops, bars, and restaurants, and with great transport links nearby, this low-maintenance home will appeal to first-time buyers, downsizers, or investors seeking a characterful property in a thriving community.



Entrance Hall

Radiator. UPVC double glazed front door.

Lounge 15'0" into bay window x 13'1" (4.591 into bay window x 3.990)

Pebble effect, feature living flame fire. Built in shelving and cupboard. Radiator. UPVC double glazed bay window to front elevation.

Dining Kitchen 16'0" x 7'1" (4.886 x 2.164)

Modern fitted kitchen with solid wood worksurfaces. Stainless steel one and half bowl sink. Tiled splashback. Electric oven. Gas hob with cooker hood over. Integrated dishwasher and fridge. Boiler. Understairs cupboard. Two UPVC double glazed windows to rear elevation. UPVC double glazed door to rear.

Landing

Stairs from entrance hall. Loft access (loft boarded).

Bedroom One 15'11" max x 11'1" (4.854 max x 3.402)

Radiator. Two UPVC double glazed window to front elevation.

Bedroom Two 8'5" x 8'1" (2.568 x 2.470)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Stylish three piece wash hand basin, WC and bath with shower over. Towel radiator.

Exterior

To the front of the property there is a low maintenance shingle and patio garden.

To the rear of the property is an enclosed patio garden with a brick built outhouse. The brick built out house has power and light and also plumbing for a washing machine.

Parking

To the rear of the property is parking for one car. This is accessed via the Greetland Day nursery car park.

Council Tax Band

A

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: scared.pinch.unique

Disclaimer

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