



Sunnybank Road, Greetland, HX4 8JP  
£390,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Set within a highly sought-after area and occupying a substantial and versatile plot, this impressive four-bedroom semi-detached dormer bungalow offers the perfect blend of elegant living, modern design, and exciting development potential.

From the moment you arrive, you're welcomed by a spacious driveway for up to four vehicles, leading to a tandem garage—ideal for extra storage, workshop space, or conversion possibilities (subject to permissions). The far-reaching front views over the rolling hills of Calderdale add a tranquil, picturesque quality that elevates the home's setting.

Step through the entrance and you'll discover beautifully presented, flexible accommodation. At the heart of the home is a spectacular open-plan living-dining kitchen—truly a showstopper. This bright, expansive space features a bespoke fitted kitchen with sleek finishes and premium appliances, flowing seamlessly into the dining and relaxation areas—perfect for hosting friends or enjoying family meals.

The home continues to impress with a stylish four-piece family bathroom complete with a charming roll-top bath, ideal for indulgent soaks. A handy utility room and a separate cloakroom/WC add everyday convenience, while the versatile layout provides excellent potential for multi-generational living or working from home.

Upstairs, the dormer-level bedrooms are generously proportioned, offering comfort and privacy, each with ample natural light and charming views.



**Entrance Porch**

UPVC double glazed door to front elevation.

**Entrance Hall**

Understairs cupboard. Radiator. Door to porch.

**Lounge 15'5" x 12'3" (4.723 x 3.737)**

Multifuel stove. Radiator. UPVC double glazed window to front elevation.

**Living / Dining Kitchen 14'6" x 21'2" (4.425 x 6.473)**

Fitted kitchen with wall and base units. Island. Composite, undercounter, one and a half bowl sink. Quartz work surfaces. Electric, eye level double oven. Induction hob. Down draft extractor. Integrated dishwasher. Space for American fridge / freezer. Two traditional style radiators. Composite door to rear elevation. UPVC double glazed window to rear elevation.

**Utility Room 4'6" x 5'1" (1.374 x 1.556)**

Plumbing for washing machine. Boiler. UPVC double glazed window to rear elevation.

**Bedroom One 12'1" x 11'2" (3.698 x 3.406)**

Radiator. UPVC double glazed window to front elevation.

**Study / Bedroom Four 9'1" x 8'5" (2.778 x 2.581)**

Radiator. UPVC double glazed window to side elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Roll top bath. Double shower. Partially tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

**Landing**

Stairs leading from entrance hall. Cupboard. Access to large undereaves storage room with Velux window.

**Bedroom Two 9'2" x 11'8" (2.795 x 3.564)**

Plumbing for radiator. UPVC double glazed window to front elevation.

**Bedroom Four 6'6" x 9'0" (1.983 x 2.750 )**

Radiator. UPVC double glazed window to rear elevation.

**Cloakroom**

Wash hand basin. Low flush W.C. UPVC double glazed window to rear elevation.

**Tandem Garage**

Up and over doors. Power. Light.

**Parking**

Driveway parking for four vehicles.

**Front Garden**

Patio area with mature planting and lawn.

**Rear Garden**

Extensive garden with attractive patio terrace entertaining area. Mature trees and shrubs.

**Council Tax Band**

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**Location**

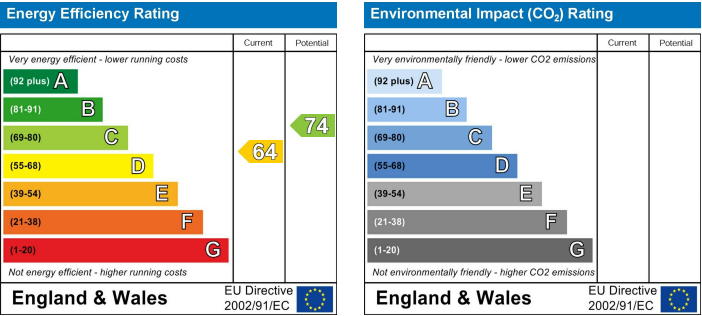
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The three words designated to this property is:  
events.hobby.vivid

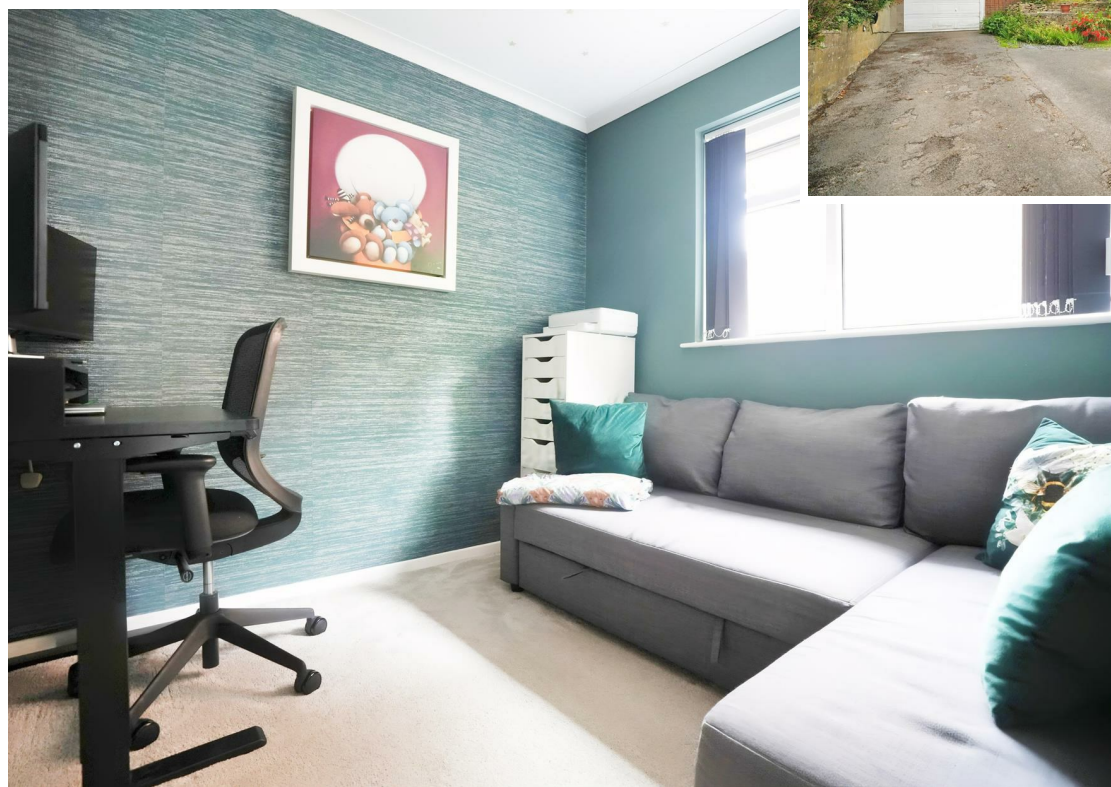
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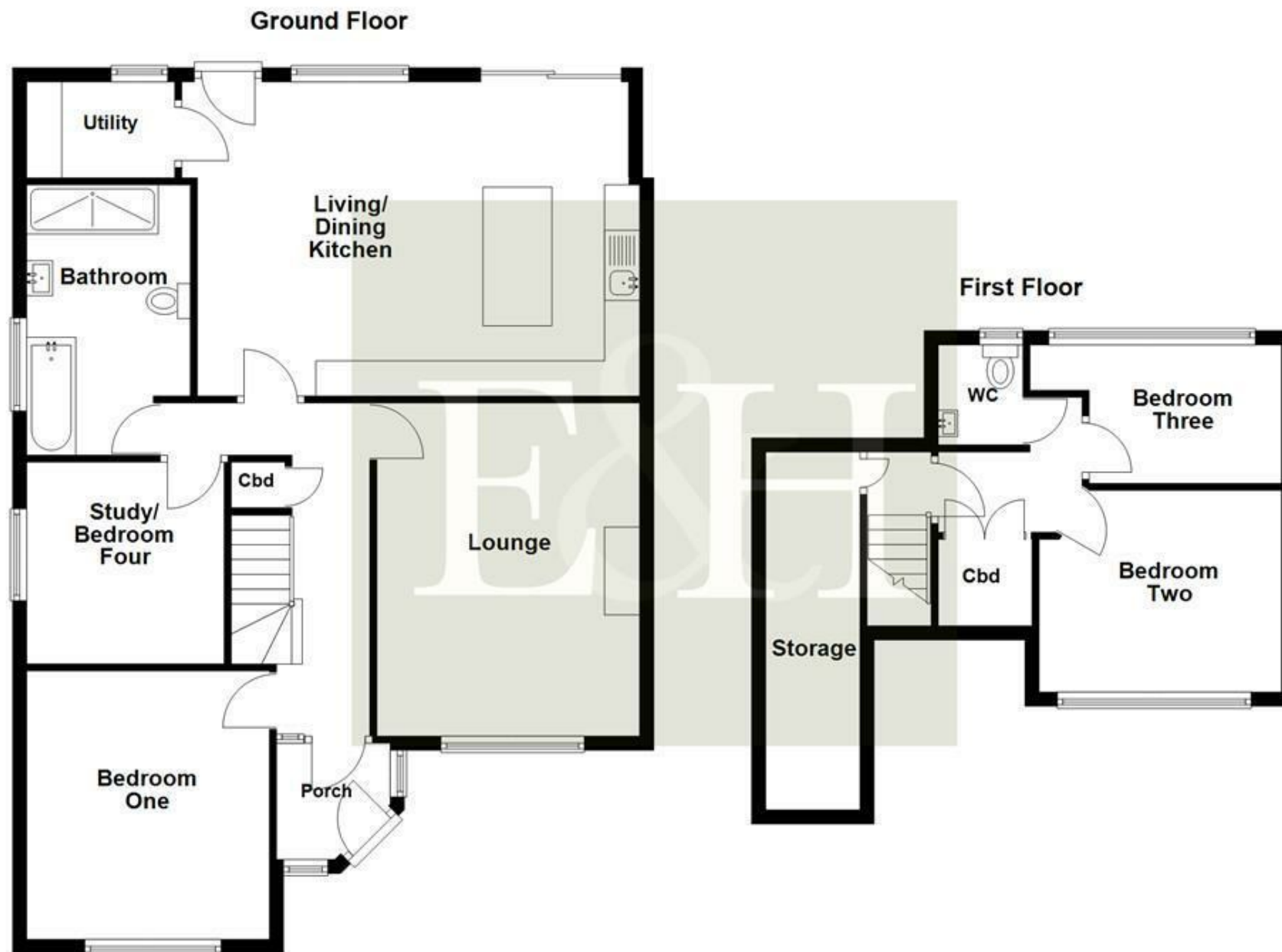












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