



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

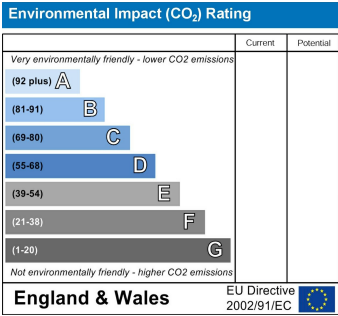
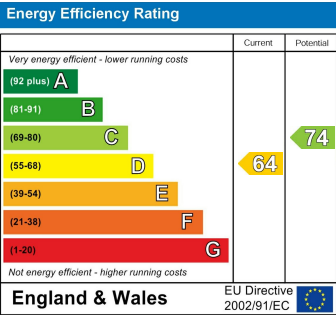
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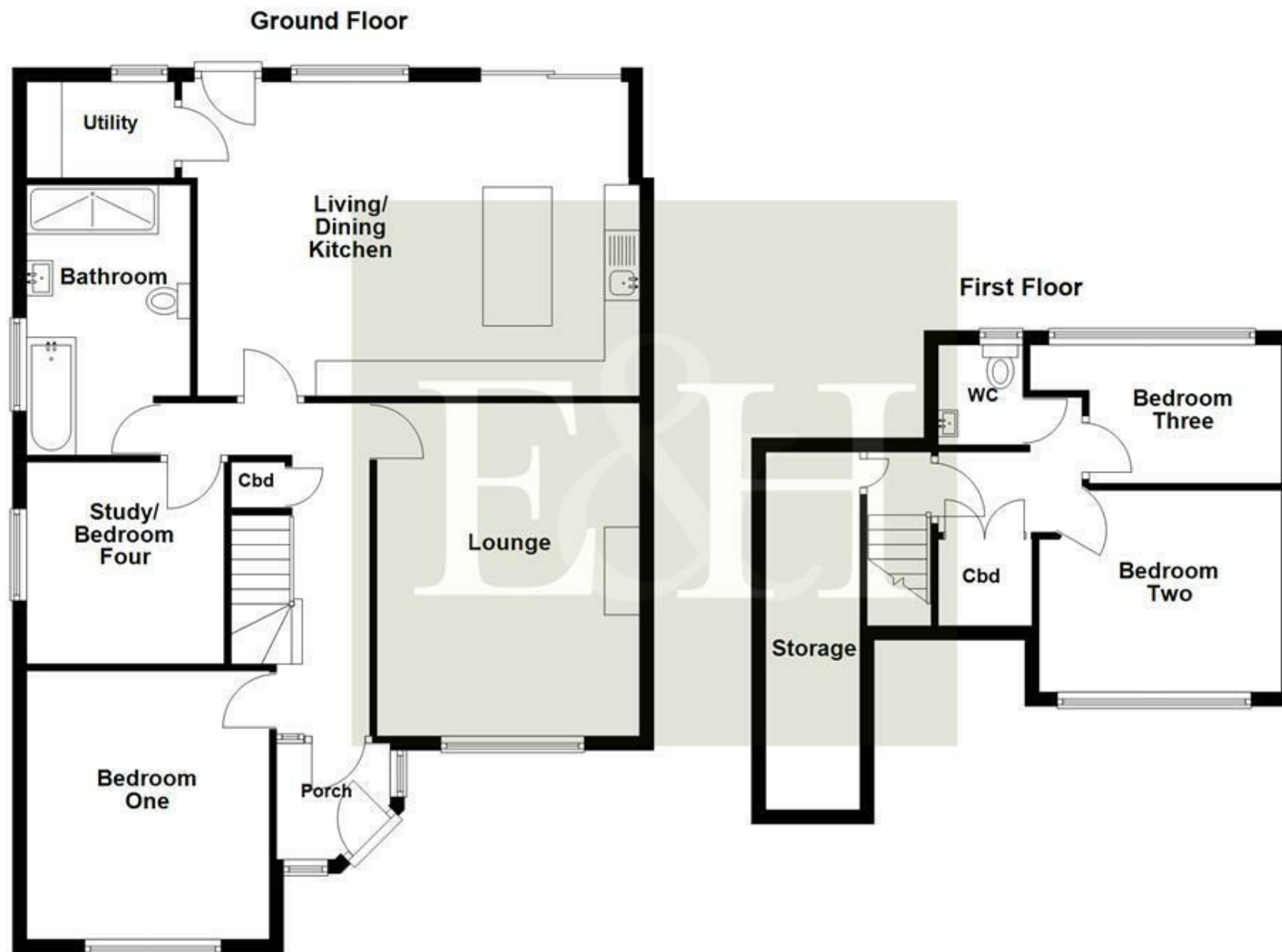
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