



**Sunnybank Crescent, Greetland, HX4 8ND**  
**£200,000**



## Well-Presented Two-Bedroom Semi-Detached Home on Sunnybank Crescent, Greetland

Set on a popular residential street in Greetland, this attractive two-bedroom semi-detached property offers well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors.

The property features two good-sized double bedrooms, a modern bathroom, and a spacious, well-appointed kitchen—perfect for everyday use. The bright lounge benefits from patio doors leading to the front garden, bringing in plenty of natural light and creating a welcoming atmosphere.

Externally, there is a front garden, along with a useful outhouse that includes plumbing for a washing machine, offering convenient utility space.

Well located for local amenities, schools, and transport links, this home offers comfortable living in a sought-after area.

Viewing is highly recommended.



Entrance Hall

Original stained glass window to side elevation. Wooden door to side elevation.

Lounge 10'7" to bay x 12'11" into alcove (3.243 to bay x 3.946 into alcove)

UPVC double glazed French doors. Radiator. UPVC double glazed bay window to front elevation.

Kitchen 10'1" x 9'11" (3.090 x 3.038)

Fitted kitchen with wall and base units. Stainless steel sink. Electric oven. Gas hob. Stainless steel cooker hood. Integrated dishwasher. Understairs storage. Cupboard housing boiler. UPVC stable door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. UPVC double glazed window to rear elevation.

Bedroom One 10'11" x 11'10" (3.328 x 3.607)

Feature fireplace. Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 9'7" x 7'8" (2.935 x 2.341)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled.

Front Garden

Tiered garden with fully enclosed artificial lawn. Seating/Play area. Indian stone patio.

Rear Garden

Outhouse with plumbing for washing machine. Steps leading to a lawn garden with drystone wall and hedgerow borders.

Council Tax Band

B

Location

To find the property, you can download a free app called

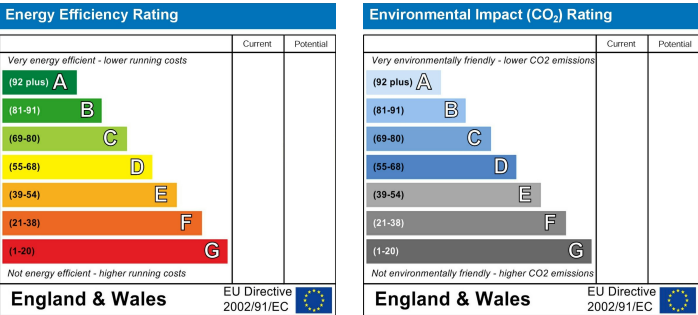
What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is

///lofts.golf.busy

Disclaimer

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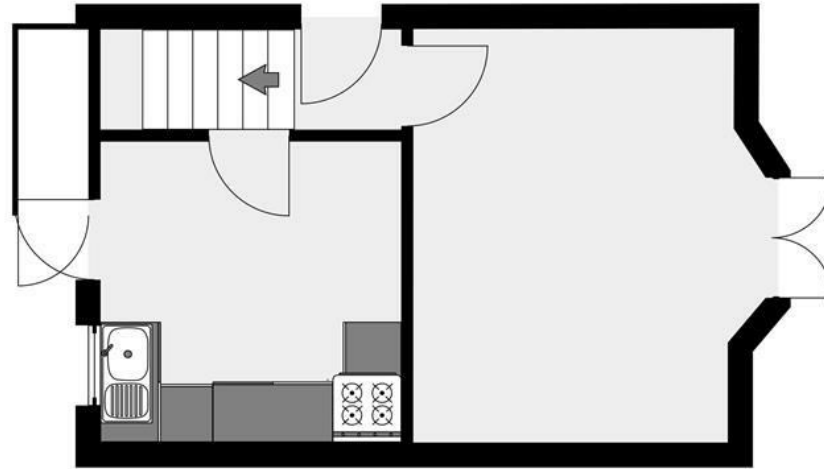








▼ Ground Floor



▼ 1st Floor

