



Scar Bottom Lane, Greetland, HX4 8PG
Offers In The Region Of £475,000

E&Holmes
ESTATE AGENTS

Old Mill Bottom, Greetland – Exclusive New Build Development

Welcome to Old Mill Bottom, an exclusive collection of just six luxury townhouses nestled in the heart of Greetland. Offering a choice of four and five bedroom homes, this bespoke development combines contemporary design with superior quality throughout.

Each property has been thoughtfully designed for modern family living, boasting:

- Spacious open-plan dining kitchens fitted with high-spec units, integrated appliances and sleek finishes, with bi-fold doors opening onto the landscaped garden – perfect for entertaining.
- Elegant en-suite bedrooms, alongside generous family bathrooms.
- Practical features including a utility room and cloakroom.
- Integral garage and private driveway parking.



Ground Floor:

Entrance Hall

Cupboard housing boiler. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Towel radiator. UPVC double glazed window to front elevation.

Lounge 19'7" x 11'8" (5.985 x 3.578)

Wall mounted electric fire. Radiator. UPVC double-glazed window unit set within a stone mullion surround, to rear elevation.

Lower Ground Floor:

Hall

Stairs leading to Entrance Hall.

Dining Kitchen 11'9" x 17'7" + 7'4" x 8'10" (3.598 x 5.382 + 2.258 x 2.694)

Fitted kitchen with wall and base units. Breakfast bar. Granite work surfaces. One bowl, composite, undercounter sink. Electric, eye level combination oven with warming drawer. Bora induction hob with downdraft extractor. Integrated dishwasher. Integrated fridge / freezer. Underfloor heating. UPVC double glazed Bi-fold doors to rear elevation.

Cloakroom / Utility Room 8'5" x 9'4" (2.573 x 2.862)

Cupboards. Plumbing for washing machine. Low flush W.C. Underfloor heating. Extractor fan.

Study 8'5" x 9'2" (2.580 x 2.797)

Underfloor heating.

First Floor:

Landing

Stairs leading from Entrance Hall. Stairs leading to Second Floor.

Bedroom One 11'9" max x 15'4" max (3.586 max x 4.693 max)

Radiator. UPVC double glazed window.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Underfloor heating. Towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 12'9" x 8'11" (3.910 x 2.735)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 9'3" x 10'4" (2.836 x 3.160)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Double shower cubicle. Partially tiled. Towel radiator. Extractor fan.

Second Floor:

Bedroom 21'0" x 12'5" + 5'6" x 7'1" (6.413 x 3.786 + 1.681 x 2.171)

Undereaves storage. Two radiators. Two Velux.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator.

Garage 15'7" x 9'1" (4.773 x 2.790)

Electric roller doors. Power. Light.

Rear Garden

Enclosed lawn and patio garden.

Council Tax Band

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: tigers.land.spell

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.







