



Sunnybank Road, Greetland Halifax HX4 8JP

welcome to

Sunnybank Road, Greetland Halifax

Briefly comprising of five bedrooms, w/c, family bathroom, open plan living/diner with adjacent kitchen, garden, garage and off-street parking. An internal viewing is essential to fully appreciate the accommodation on offer.



Kitchen

20' 5" x 7' 7" (6.22m x 2.31m)

The kitchen is well appointed and benefits from a range of wall and base units, plentiful work surface space with complementary splashback tiling. A double glazed window looks over the side aspect of the property with the kitchen connecting nicely with the open plan living/dining area.

Living / Dining

22' x 11' 6" (6.71m x 3.51m)

This open plan space is highly adaptable and well presented. With ample space for both living and dining furniture, it is a bright and spacious room, at the front elevation of the property and benefiting from fantastic south facing views across the valley. With double glazed patio doors leading to the front garden, whilst additionally including attractive log burning stove and ceiling light points and central heating radiators.

Bedroom 1

15' x 10' 9" (4.57m x 3.28m)

This ground floor bedroom is of very generous proportions and will easily accommodate a double bed and usual bedroom furniture. With double glazed windows to the rear aspect of the property.

Bedroom 2

17' 6" x 10' 4" (5.33m x 3.15m)

Another good size bedroom which will accommodate a double bed and usual bedroom furniture. Currently utilised by the current vendors as a cinema room/snug, this could easily be made another bedroom. With double glazed windows to the rear aspect.

Bathroom

A well appointed family bathroom, comprising of a free standing bath with shower over, two wash hand basins with base units and w/c. Including towel radiator, splashback tiling and frosted double glazed window.

Bedroom 3

10' 10" x 9' 10" (3.30m x 3.00m)

The third bedroom will accommodate a double bed and bedroom furniture and is situated on the first floor to the rear aspect. With fitted storage space, central heating radiator and double glazed window.

Bedroom 4

14' 11" x 10' 5" (4.55m x 3.17m)

The fourth bedroom is again a good size and situated to the front aspect of the property on the first floor. With space for a double bed and bedroom furniture. There is an en-suite from this room which has benefit of a w/c and wash hand basin.

Bedroom 5

11' 5" x 11' 3" (3.48m x 3.43m)

The fifth bedroom is located on the ground floor and is a double room that benefits from double glazed patio door that opens to the rear, ceiling light point and central heating radiator.

External

Externally this property offers garden space to the front and rear, offering south facing views to the front enabling the sun to be caught throughout the entire day! An ideal space to sit with friends/family and enjoy the warm weather with ample space for outdoor furniture. In addition this property offers a garage and driveway for off street parking.



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welcome to

Sunnybank Road, Greetland Halifax

- Detached Dormer Bungalow
- Five Bedrooms
- Off-Street Parking
- Popular Residential Location
- Fantastic Views

Tenure: Freehold EPC Rating: D

£300,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SWB107870 - 0006

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