



Greenroyd, West Vale, HX4 8DT
£290,000

E&H Edkins Holmes
ESTATE AGENTS

This impressive four-bedroom family home has been extensively extended to create spacious and versatile accommodation, enjoying a pleasant position on a quiet cul-de-sac in West Vale, Greetland.

The heart of the home is the stylish dining kitchen, complemented by two separate reception rooms providing plenty of space for both everyday family life and entertaining. Upstairs, the generous principal bedroom benefits from its own en-suite shower room and walk-in wardrobe, with three further bedrooms and a four-piece house bathroom completing the first-floor accommodation.

Outside, the property continues to offer plenty of appeal. To the front is a driveway providing off-road parking for three vehicles alongside a composite decked area, while to the rear is an enclosed, low-maintenance garden with artificial lawn.

Ideally placed for the amenities of West Vale and Greetland, well-regarded local schools and convenient access to Junction 24 of the M62, this is an excellent home for a growing family looking for generous living space in a well-connected location.

The accommodation, in brief, comprises: dining kitchen, two reception rooms and inner hallway to the ground floor. On the first floor is the principal bedroom with en-suite and walk-in wardrobe, three further bedrooms and a four-piece house bathroom.



Inner Hall
UPVC double glazed window to rear elevation.

Lounge 15'6" x 11'9" (4.729 x 3.597)
Understairs cupboard. Radiator. UPVC double glazed window to rear elevation.

Second Reception Room 10'2" x 15'3" (3.122 x 4.656)
Radiator. Boiler. Two UPVC double glazed windows to front elevation.

Dining Kitchen 26'10" x 11'2" (8.183 x 3.428)
Fitted kitchen with a range of wall and base units. One bowl sink. Electric oven. Induction hob. Integrated microwave. Integrated dishwasher. Integrated freezer. Radiator. Composite door to front elevation. UPVC double glazed window to front elevation. UPVC double glazed French doors to rear elevation.

Landing
Stairs leading from inner hall. Glass balustrade. Cupboard. Loft access.

Master Bedroom 20'3" x 11'3" narrowing to 6'4" (6.183 x 3.453 narrowing to 1.944)
Radiator. Loft access (boarded). UPVC double glazed window to rear elevation.

Walk-In Wardrobe 7'2" x 4'7" (2.202 x 1.406)

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Designer radiator. Extractor fan. UPVC double glazed window to front elevation.

Bedroom Two 15'1" x 8'11" (4.610 x 2.727)
Currently utilised as a dressing room. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 11'6" x 8'11" (3.509 x 2.741)
Radiator. UPVC double glazed window to front elevation.

Bedroom Four 7'11" x 5'11" (2.417 x 1.816)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Chrome towel radiator. UPVC double glazed window to front elevation.

Parking
Driveway parking for three cars.

Front Garden
Composite decking.

Rear Garden
Artificial lawn garden with raised flowerbeds.

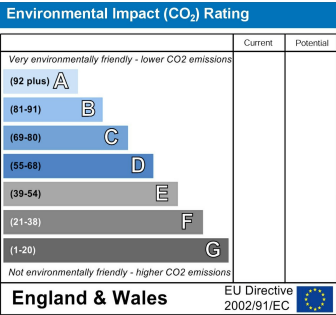
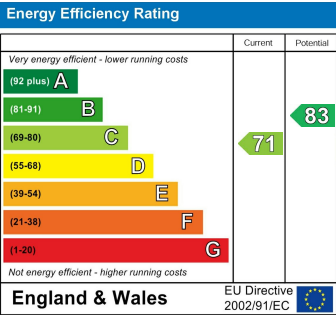
Council Tax Band
C

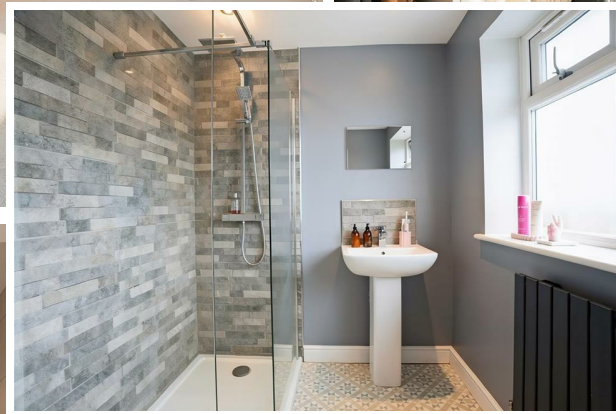
Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is
///hatch.wants.select

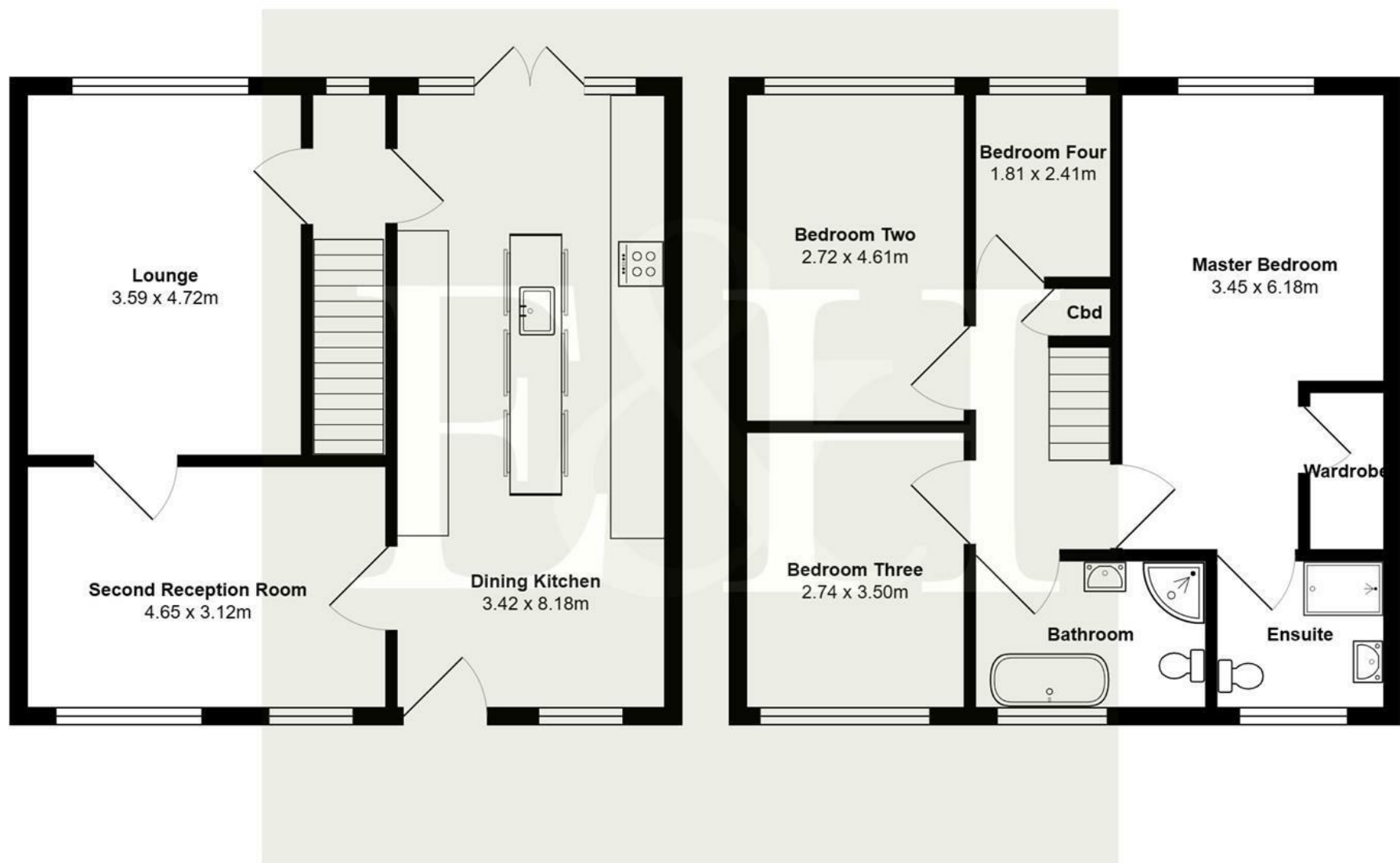
Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give 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.









All measurements are approximate and for display purposes only