



Woodfield Avenue, Greetland, HX4 8NA
£270,000

E&H Edkins Holmes
ESTATE AGENTS

A stunning, newly renovated two-bedroom semi-detached home, finished to an exceptional standard throughout and offering stylish, contemporary living across two floors.

The property is welcomed by an attractive entrance hall with a striking gallery landing, setting the tone for the high-specification accommodation within. At the heart of the home is a superb open-plan dining kitchen and lounge, creating a bright and sociable living space ideal for modern lifestyles.

The ground floor features a well-proportioned bedroom and a contemporary shower room, while the impressive principal bedroom occupies the first floor and benefits from a luxurious en-suite bathroom.

Externally, the property boasts beautifully landscaped gardens with a patio, lawn and attractive pergola, providing the perfect space for outdoor entertaining and relaxation. A resin driveway offers ample off-road parking and enhances the property's kerb appeal.

Presented with stylish fixtures and fittings throughout, this turnkey home combines character, quality and modern design in a highly sought-after Greetland location.



Entrance Hall

Understairs cupboard housing boiler. Radiator. Radiator. Composite door to front elevation.

Lounge 16'5" into bay x 10'10" (5.018 into bay x 3.313)

Radiator. UPVC double glazed bay window to rear elevation.

Dining Kitchen 13'4" x 10'8" (4.078 x 3.266)

Fitted kitchen with wall and base units. Island with breakfast bar. One and a half bowl undercounter sink. Granite work surfaces. Electric eye level oven. Induction hob with down draft extractor. Integrated washing machine. Integrated fridge / freezer. Bi-fold door to rear elevation. Velux window.

Bedroom Two 10'3" into bay x 8'4" (3.133 into bay x 2.557)

Radiator. UPVC double glazed bay window to rear elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. UPVC double glazed window to side elevation.

Galleried Landing

Stairs from entrance hall.

Bedroom One 13'1" x 10'10" (4.001 x 3.313)

Undereaves storage. Radiator. Velux window.

En-Suite

Wash hand basin. Low flush W.C. Freestanding bath with mixer taps. Partially tiled. Towel radiator. Extractor fan. Velux window.

Garden

There is an attractive landscaped garden with patio, lawn and a timber pergola.

Parking

The resin driveway offer parking for two or more vehicles.

Council Tax Band

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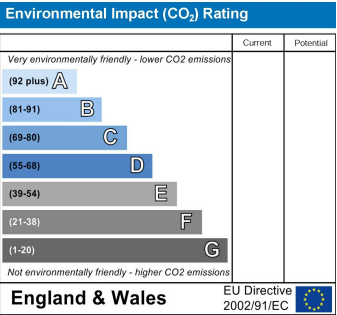
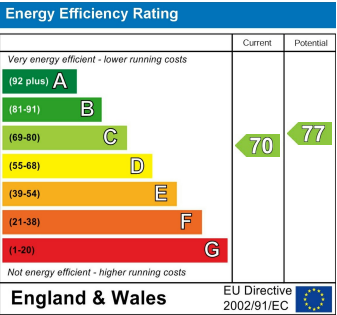
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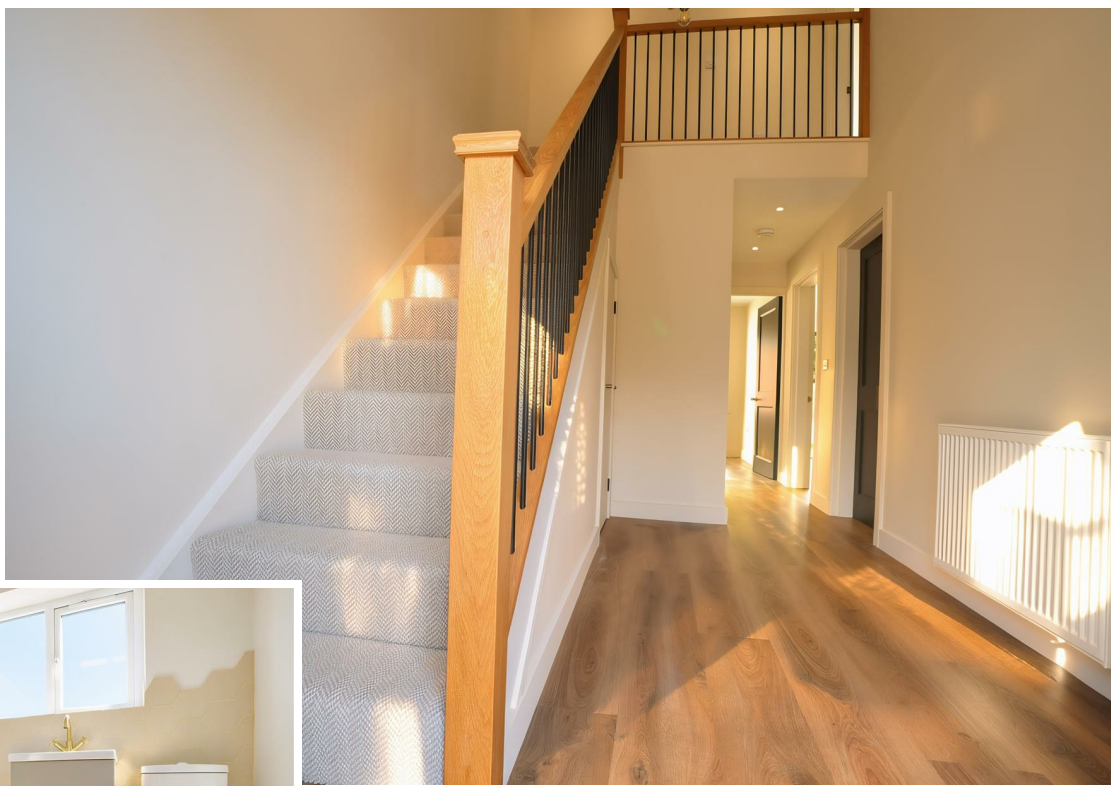
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The three words designated to this property is:
hails.plank.fishery

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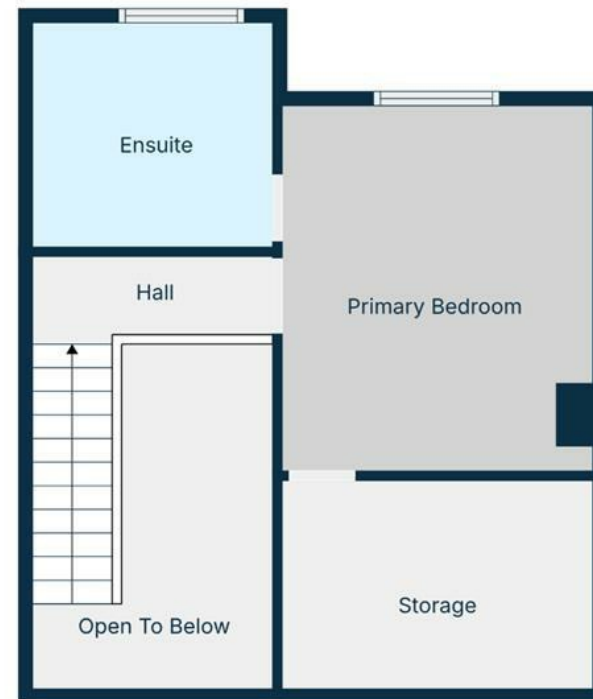
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Ground Floor



1st Floor

TOTAL: 74 m2

Ground floor: 54 m2, 1st floor: 20 m2

EXCLUDED AREAS: LOW CEILING: 13 m2, OPEN TO BELOW: 7 m2, WALLS: 11 m2

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