

Milner Lane, Greetland, HX4 8HP

£275,000

Edkins & Holmes
ESTATE AGENTS

Situated in the highly regarded residential area of Greetland, this extended three-bedroom semi-detached property offers spacious and versatile accommodation, perfectly suited to modern family living. Enjoying a convenient position close to local amenities, well-regarded schools and excellent transport links, the property provides an ideal setting for families and professionals alike.

A particular feature of the property is the impressive modern dining kitchen, which flows seamlessly into an adjoining snug/playroom, creating a superb open-plan space for everyday family life and entertaining. A practical utility/boot room provides additional storage and convenience, further enhancing the functionality of this attractive home.

To the first floor are three bedrooms and a stylishly appointed house bathroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden, providing an ideal space for outdoor dining, relaxation and family enjoyment. To the front, a driveway offers off-road parking for two or more vehicles.

Greetland is a popular and well-established residential village, offering an excellent balance of local amenities and convenient commuter links. The nearby village of West Vale provides a selection of independent shops, cafés, restaurants and bars, whilst the surrounding countryside offers a variety of scenic walks and outdoor leisure opportunities.







Entrance Hall
Radiator. UPVC double glazed front door.

Lounge 14'6" in to bay x 12'2" (4.438 in to bay x 3.709)
Log burner. Radiator. UPVC double glazed bay window.

Dining Kitchen 12'9" narrowing to 8'2" x 21'3" (3.910 narrowing to 2.504 x 6.497)
Modern fitted kitchen with a range of wall and base units and solid wood worktops. Composite one bowl sink. Eye level electric oven. Five ring gas hob with cooker hood over. Integrated dishwasher. Understairs cupboard. Radiator.

Snug/Playroom 9'4" x 9'3" (2.855 x 2.843)
Open plan to dining kitchen. UPVC double glazed French doors to rear garden.

Utility/Boot Room 6'0" x 6'8" (1.848 x 2.033)
Plumbing for washing machine. Cupboard housing boiler. Radiator. Composite door to front.

Landing
Stairs from entrance hall. Loft access.

Master Bedroom 12'2" x 12'4" plus recess (3.709 x 3.783 plus recess)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 14'8" to wardrobe x 6'7" (4.489 to wardrobe x 2.025)
Benefits from a walk in wardrobe concealed behind sliding doors (1.341 x 2.034 - with hanging and shelving and a window to rear elevation). Radiator. UPVC double glazed window to front elevation.

Bedroom Three 9'0" x 8'6" (2.757 x 2.596)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Modern three piece bathroom suite comprising bath with mixer taps and shower over, vanity wash hand basin and low flush WC. Chrome towel radiator, Extractor fan. Partially tiled. UPVC double glazed to rear elevation.

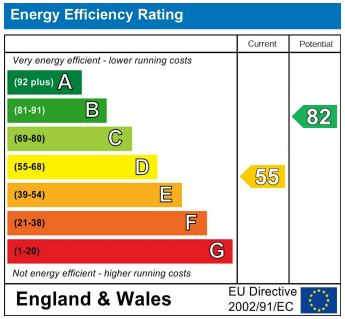
Parking
Block paved driveway for two plus cars.

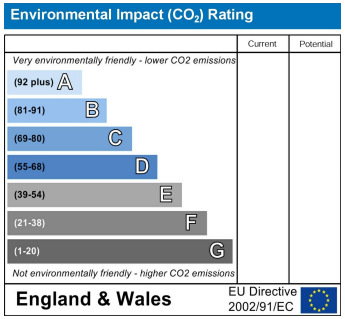
Rear Garden
Enclosed garden with patio area and artificial lawn.

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.

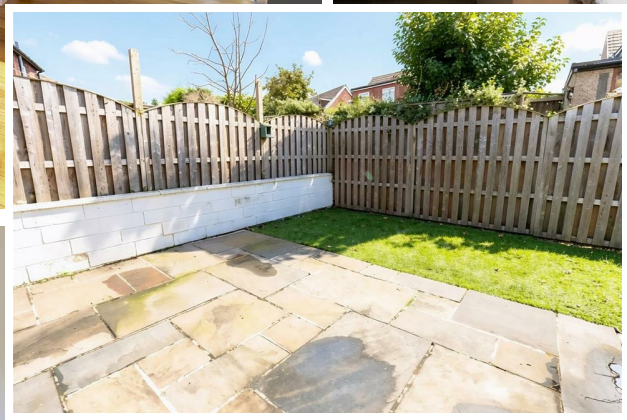
The three words designated to this property are:
palms.follow.wins

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We are not a member of a client money protection scheme.








Elizahs
PLAYROOM




Goodnight Diggers





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Ground Floor



1st Floor