School Street, Greetland, HX4 8JB
£210,000

Edkins & Holmes
ESTATE AGENTS

A well-presented three-bedroom home offering modern and well-proportioned accommodation, complemented by off-road parking and an attractive enclosed rear garden.

The ground floor accommodation comprises a welcoming entrance hall leading into an impressive open-plan dining kitchen and lounge. The modern fitted kitchen provides ample space for dining and flows seamlessly into the comfortable living area, creating a sociable space ideally suited to both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms together with a modern house bathroom.

Externally, the property benefits from a lawned garden and block-paved driveway to the front, providing convenient off-road parking. To the rear is a particularly well-proportioned enclosed garden incorporating lawn, patio and decked seating areas, providing plenty of space for outdoor dining, entertaining and family use.

Located in the popular village of Greetland, the property is conveniently positioned for local schools and everyday amenities, with the shops, cafés, bars and restaurants of nearby West Vale within easy reach. Excellent transport links, including convenient access to the M62 motorway network, make the property well placed for those commuting towards Leeds and Manchester.

An excellent home for a couple or growing family, combining modern open-plan living with generous outdoor space in a popular and convenient location.

Entrance Hall
Under stairs cupboard housing boiler. Mains smoke alarm. Radiator. UPVC double glazed door to the front elevation.

Lounge 12'8" x 12'6" (3.877 x 3.818)
Radiator. UPVC double glazed window to the front elevation.

Dining Kitchen 19'0" x 10'0" (5.810 x 3.061)
A range of wall and base cupboards. Stainless steel sink. Tiled splash backs. Electric eye level oven. Gas hob. Stainless steel cooker hood. Integrated washing machine. Integrated fridge / freezer. Integrated wine fridge. UPVC double glazed window to the rear elevation. UPVC double glazed French doors to the rear elevation.

Landing
Stairs leading from Entrance Hall. Loft access.

Bedroom One 12'8" x 9'6" (3.883 x 2.912)
Built in wardrobes to both alcoves. TV point. Radiator. UPVC double glazed window to the front elevation.

Bedroom Two 12'4" x 10'1" (3.773 x 3.091)
Radiator. UPVC double glazed window to the rear elevation with views.

Bedroom Three 9'4" max x 7'11" max (2.859 max x 2.429 max)
Built in wardrobe. Radiator. UPVC double glazed window to the front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled walls. Radiator. UPVC double glazed window to the rear elevation.

Front Garden
Lawn garden.

Rear Garden
Enclosed patio, decking and lawn garden.

Parking
Block paved driveway.

Council Tax Band
B

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:
chefs.frame.rescue

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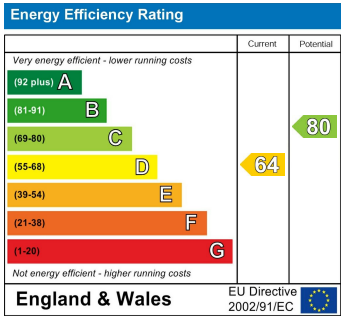
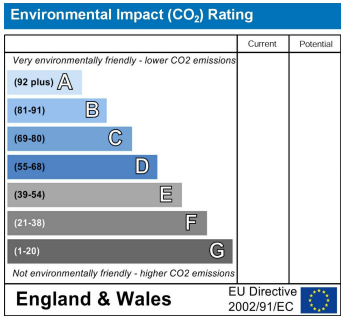
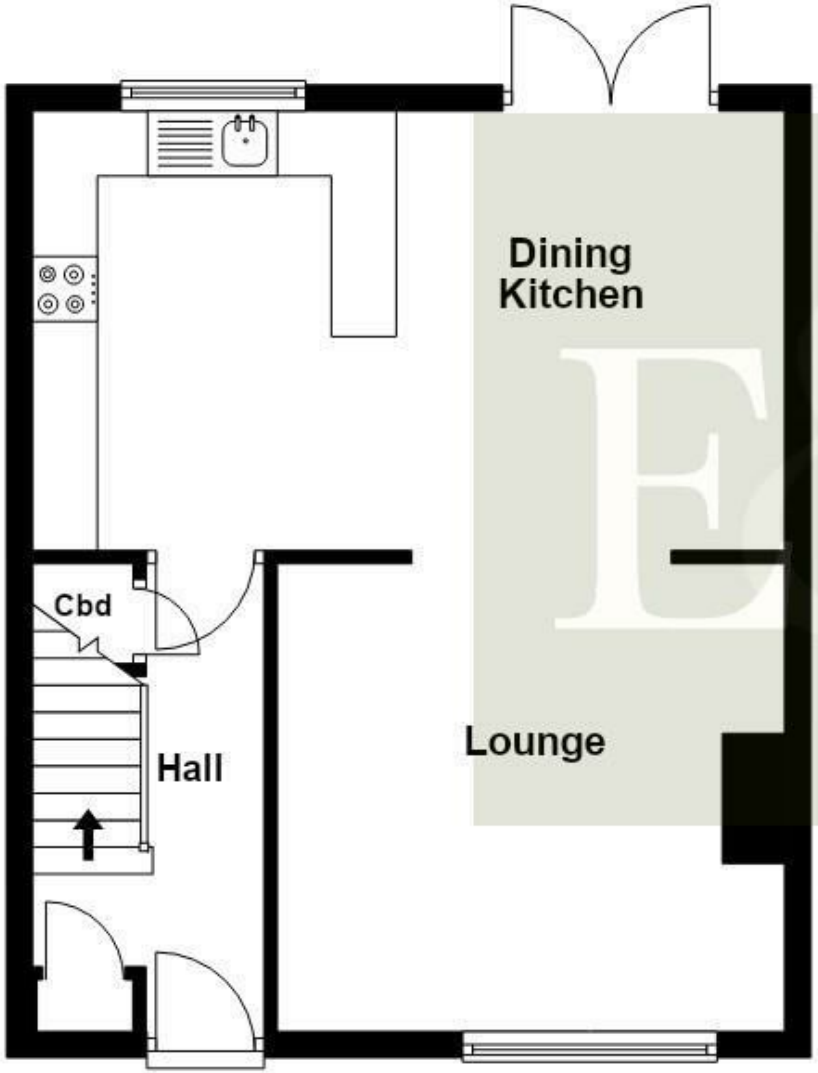
We are not a member of a client money protection scheme.

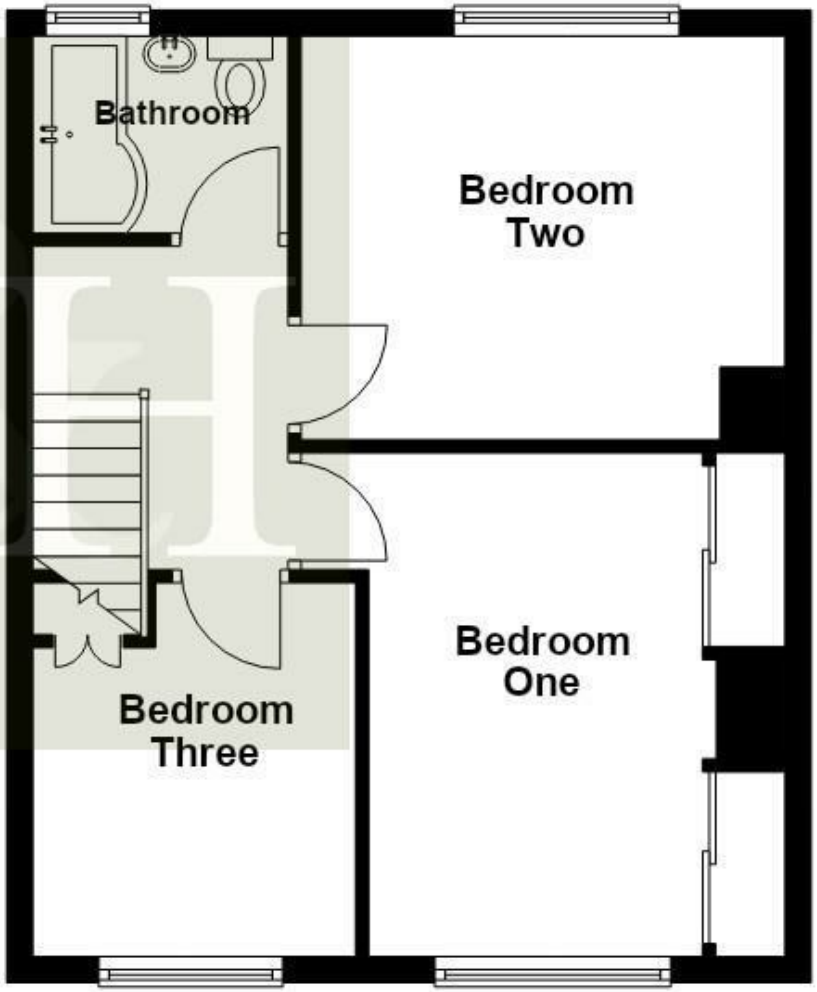




Ground Floor



First Floor



All measurements are approximate and for display purposes only
Plan produced using PlanUp.

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