



Woodfield Avenue, Greetland, HX4 8NA
£260,000

E&H Edkins Holmes
ESTATE AGENTS

Situated in the highly sought-after village of Greetland, this three-bedroom semi-detached home offers spacious and versatile accommodation, attractive gardens and ample off-road parking. Ideally positioned for local amenities, well-regarded schools, scenic countryside walks and excellent transport links to Halifax, Huddersfield and the M62 motorway network, it is well suited to a range of buyers.

The accommodation briefly comprises an inviting lounge, a spacious dining kitchen, a useful study ideal for home working, and a conservatory overlooking the rear garden. To the first floor are three bedrooms, including two generous double bedrooms, together with a house bathroom and separate WC, providing added convenience for family living.

Externally, the property benefits from a lawned front garden and a driveway providing off-road parking for up to three vehicles. To the rear is an enclosed garden featuring a lawn, artificial grass, a patio seating area and a substantial garden shed, creating an excellent space for outdoor entertaining and practical storage.

Offering generous living accommodation both inside and out, this is a fantastic opportunity to acquire a family home in one of Calderdale's most desirable residential locations.



Lounge 13'6" max x 16'7" max (4.116 max x 5.055 max)
Fireplace. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 99'10" x 19'7" (30.44 x 5.989)
Wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Radiator. UPVC double glazed patio door to conservatory. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

Conservatory 11'2" x 8'2" (3.423 x 2.513)
UPVC constructed conservatory.

Office 7'9" x 7'9" (2.385 x 2.367)
Radiator. UPVC double glazed window to front elevation.

Landing
UPVC double glazed window to side elevation.

Bedroom One 12'10" x 10'9" (3.917 x 3.292)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'10" x 10'10" (2.701 x 3.310)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'5" x 8'5" (1.961 x 2.576)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Bath. Radiator. UPVC double glazed window to rear elevation.

Separate W.C.
Low flush W.C. UPVC double glazed window to rear elevation.

Front Garden
Lawn garden with shrubs and trees.

Rear Garden
Enclosed patio, artificial lawn and lawn garden with large shed.

Driveway
Driveway parking for three cars.

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:
chop.woes.thinks

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