



Woodfield Avenue, Greetland, HX4 8NA
£280,000

E&H 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

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:

hails.plank.fishery

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.







