Clay House Lane, Greetland, HX4 8AW
£485,000

Edkins & Holmes
ESTATE AGENTS

Immaculately presented throughout, this substantial four-bedroom family home offers spacious and versatile accommodation, complemented by beautifully landscaped gardens and generous off-road parking.

The heart of the home is the impressive living dining kitchen, providing a superb sociable space for both everyday family life and entertaining. A separate lounge offers a comfortable retreat and features a log-burning stove, creating a warm and inviting focal point. Completing the ground floor accommodation is a useful utility room and cloakroom/WC.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities. There are two further double bedrooms, together with a good-sized single bedroom, making the property particularly well suited to growing families or those requiring space to work from home.

Externally, the property occupies a generous plot with attractive landscaped gardens extending to three sides. Carefully designed lawn and patio areas provide excellent space for relaxing, entertaining and family life outdoors. A gated driveway provides secure off-road parking for up to three vehicles.

Located in the popular residential area of Greetland, the property is conveniently placed for local schools and amenities, with the shops, cafés, bars and restaurants of nearby West Vale within easy reach. Excellent transport links also make the area particularly convenient for commuters.

Entrance Porch / Bootroom 7'8" x 6'2" (2.342 x 1.880)
Bespoke fitted storage. Underfloor heating. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Extractor fan.

Lounge 18'2" x 11'10" (5.548 x 3.622)
Log burner set in stone fireplace. Bespoke shelving and storage. Exposed ceiling beams. Designer radiator. UPVC double glazed window to front elevation.

Living Room 15'6" x 11'10" (4.732 x 3.610)
Open to dining kitchen. Exposed ceiling beams. Underfloor heating. Stable door to front elevation. UPVC double glazed window to front elevation.

Dining Kitchen 21'6" x 11'7" (6.558 x 3.531)
Fitted kitchen with base units. Butler two bowl sink. Electric eye level oven. Induction hob with downdraft extractor. Integrated under counter fridge and dishwasher. Boiling water tap. Underfloor heating. UPVC double glazed French doors to rear elevation.

Utility Room
Plumbing for washing machine. Space for dryer. Boiler. UPVC double glazed window to side elevation.

Landing
Stairs from Living Room / Dining Kitchen. Cupboard. Radiator. Velux.

Master Bedroom 13'3" x 11'8" (4.062 x 3.581)
Fitted wardrobes. Exposed ceiling beams. Radiator. UPVC double glazed windows to front and side elevations.

En-Suite
Wash hand basin. Low flush W.C. Bidet. Shower cubicle. Fully tiled. Chrome towel radiator. Walk in wardrobe / storage. Exposed ceiling beams. UPVC double glazed window to rear elevation.

Bedroom Two 10'6" x 11'7" (3.219 x 3.532)
Radiator. UPVC double glazed window to front elevation.

Bedroom Three 10'7" x 11'11" (3.233 x 3.649)
Fitted wardrobes. Wall panelling. Radiator. UPVC double glazed window to front elevation.

Bedroom Four 9'1" x 6'7" (2.791 x 2.026)
Exposed ceiling beams. Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Freestanding bath. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Parking
Gated block paved driveway with parking for three cars.

Garden
Lawn and patio garden to three sides. Power points to front and rear. Outside tap. Brick built storage shed with wooden cladding.

Council Tax Band
D

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

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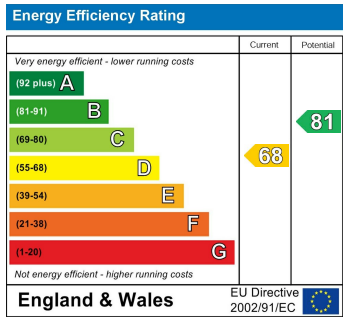

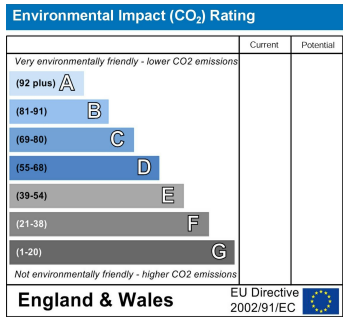

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