



Sunnybank Drive, Greetland, HX4 8NB

£275,000

**E&H** Holmes  
ESTATE AGENTS

Tucked away on private road is this three bedroom, semi detached house with far reaching views. Beautifully presented throughout this house benefits from a large dining kitchen, well proportioned lounge and with the additional benefits of off road parking for three cars and a useful utility room/porch. Located in the ever popular area of Greetland this house has convenient access to the M62 corridor, local amenities and the Ofsted rated 'Outstanding' Greetland Academy school making this an ideal home for a professional couple or family.

The accommodation, in brief, comprises: Entrance porch, entrance hall, lounge and dining kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. There is a lawn and patio garden to the side and rear of the property with off road parking for three cars



### Entrance Porch

Plumbing for washing machine. Composite door to front elevation.

### Entrance Hall

Cupboard. Picture rail. Radiator. Composite door to rear elevation.

### Lounge 14'9" into bay x 11'4" (4.515 into bay x 3.467)

Coal effect, living flame gas fire. UPVC double glazed Bay window to rear elevation.

### Dining Kitchen 12'10" narrowing to 9'3" x 17'4" max (3.924 narrowing to 2.844 x 5.291 max)

Fitted kitchen with wall and base units. Ceramic one bowl sink. Dual fuel range cooker (included). Plumbing for dishwasher. Two radiators. French doors leading to side garden. UPVC double glazed window to front elevation.

### Landing

Stairs leading from entrance hall. Original stained glass window to side elevation.

### Bedroom One 12'10" x 11'3" (3.918 x 3.430)

Feature fireplace. Picture rail. Radiator. UPVC double glazed window with shutters to front elevation.

### Bedroom Two 11'2" x 11'7" (3.426 x 3.541)

Feature fireplace. Picture rail. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 7'10" x 6'0" (2.392 x 1.831)

Picture rail. Radiator. Loft access. UPVC double glazed window with shutters to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Roll top bath with mixer taps, shower head and shower over. Partially tiled. Chrome towel radiator. Cupboard. UPVC double glazed window to front elevation.

### Parking

Parking for three cars. Two sheds.

### Rear Garden

Lawn and patio garden to side and rear.

### Council Tax Band

C

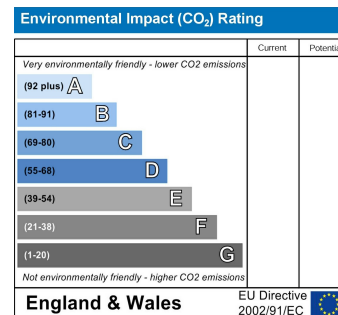
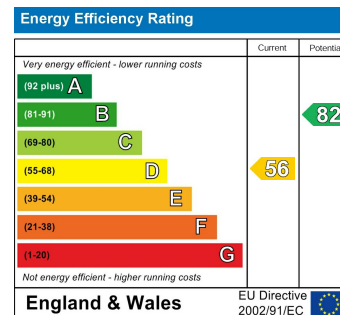
### Location

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:  
ruled.across.cubes

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