



**Goldfields Avenue, Greetland, HX4 8LE**  
**£250,000**

**E&H** Holmes  
ESTATE AGENTS

Situated on a popular cul-de-sac in Greetland is this two bedroom, semi detached bungalow with conservatory. Well presented and maintained throughout and with a spacious but low maintenance garden this would make an ideal home for a professional or retired couple/person.

The accommodation, in brief, comprises: Entrance hall, lounge, breakfast kitchen, conservatory, two double bedrooms and a modern shower room. Externally there are low maintenance gardens to both front and rear. There is a driveway for two cars which leads to the single garage with electric door.



### Entrance Hall

Cupboard. Radiator. UPVC double glazed door to side elevation.

### Lounge 18'2" x 10'6" (5.546 x 3.204)

Coal effect electric fire. Radiator. UPVC double glazed patio doors leading to conservatory.

### Breakfast Kitchen 10'11" x 8'11" (3.332 x 2.720)

Fitted kitchen with wall and base units. Tiled splashback. Breakfast bar. Composite one and a half bowl sink. Gas cooker (included). Extractor fan. Integrated dishwasher. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

### Conservatory 9'5" x 10'3" (2.883 x 3.143)

UPVC constructed conservatory. Radiator.

### Bedroom One 13'2" to wardrobes x 8'11" (4.024 to wardrobes x 2.725)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 9'11" x 10'5" (3.033 x 3.200)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### Shower Room

Vanity unit with wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

### Garage

Electric doors. Power. Light. Wash hand basin. Plumbing for washing machine. Boiler. Tap. Double glazed door.

### Parking

Driveway parking for two cars.

### Front Garden

Open shale garden.

### Rear Garden

Enclosed low maintenance patio garden with flowerbed borders and outside tap.

### Council Tax Band

C

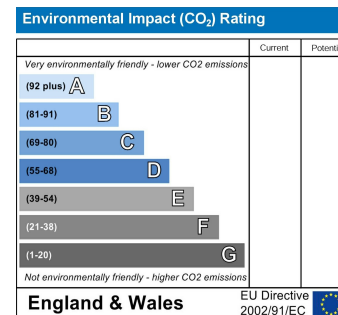
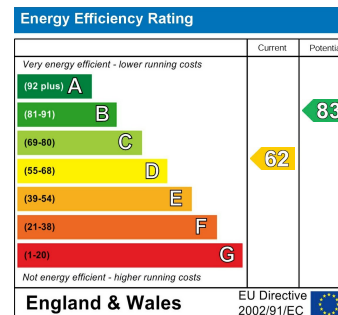
### Location

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:  
serve.seated.stump

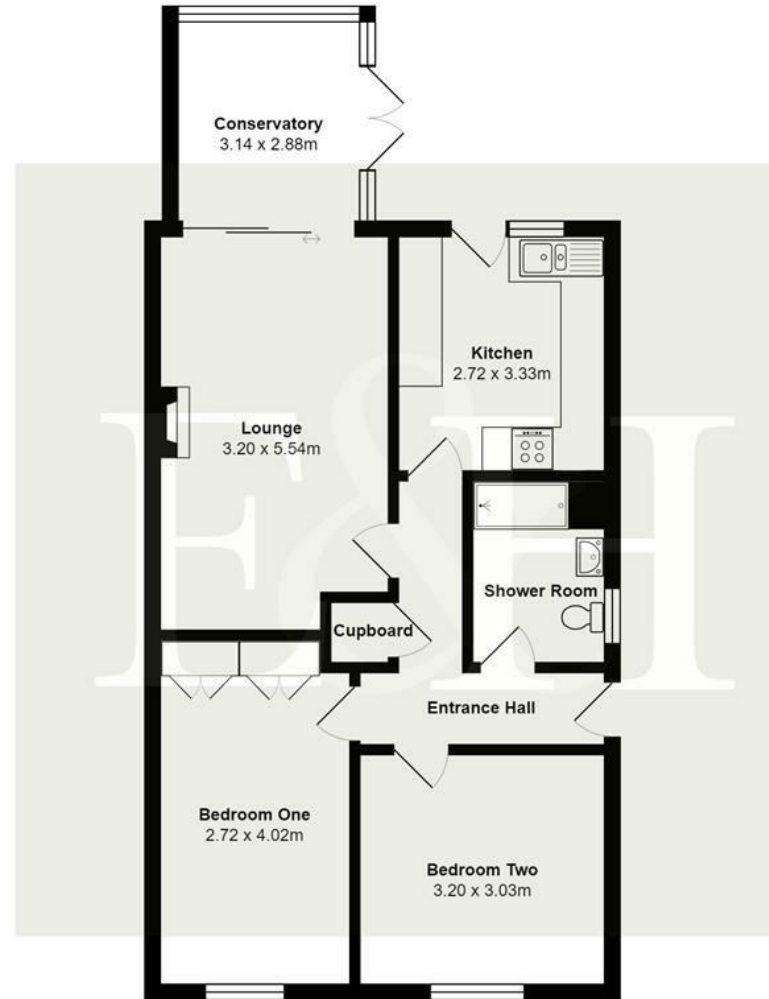
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All measurements are approximate and for display purposes only