

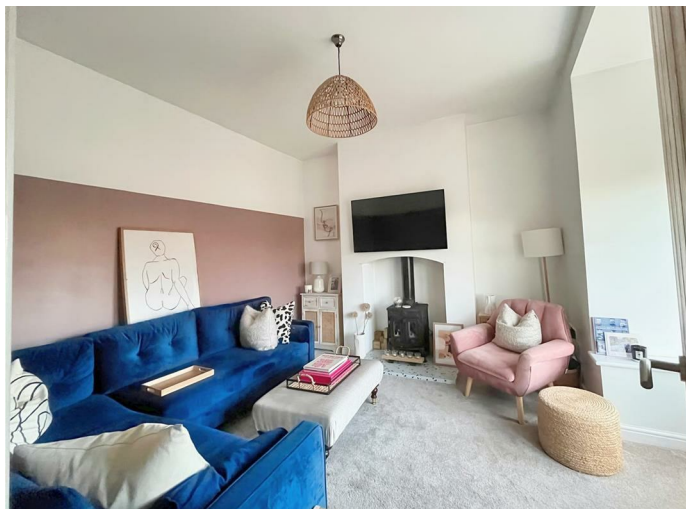


**Garwick Terrace, Greetland, HX4 8DA**  
**Offers Over £220,000**

**E&H** Holmes  
ESTATE AGENTS

A beautifully presented, three bedroom, end of terrace property situated in a prominent position with far reaching views. Being tucked away on a private road this property is within walking distance of the amenities West Vale has to offer and a short drive away from the M62 corridor making it ideal for commuters. Benefitting from a spacious dining kitchen with utility area, living room with log burner, stylish bathroom and a patio garden ideal for enjoying the views this home has offer. An internal viewing is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen open plan to utility room on the ground floor. To the first floor are three bedrooms and the house bathroom. To the rear of the property is a tiered garden with a well proportioned patio garden to the front.



### Entrance Hall

Understairs cupboard. Radiator. Composite door to front elevation.

### Lounge 10'9" + bay x 11'6" (3.287 + bay x 3.512)

Log burner. Radiator. UPVC double glazed Bay window to front elevation.

### Dining Kitchen 11'2" x 11'9" (3.407 x 3.592)

Fitted kitchen with wall and base units. Composite one bowl sink. Electric eye level oven. Induction hob. Stainless steel cooker hood. Integrated dishwasher. UPVC double glazed window to rear elevation.

### Utility Room 13'3" x 5'4" (4.043 x 1.650)

Open to kitchen. Wall and base units. Plumbing for washing machine. Integrated fridge / freezer. Boiler. Two UPVC double glazed windows to rear elevation. Composite door to rear elevation.

### Landing

Stairs leading from entrance hall. Loft access. Two UPVC double glazed windows to front elevation.

### Bedroom One 9'10" x 11'6" (3.018 x 3.518)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 6'8" x 14'11" (2.039 x 4.565)

Currently utilised as a dressing room. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 8'7" x 9'0" (2.628 x 2.757)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Vanity unit. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Radiator. UPVC double glazed window to front elevation.

### Front Garden

Patio garden with far reaching views.

### Rear Garden

Tiered garden. Brick built outhouse. Steps leading to rear lane.

### 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:  
guards.divisions,museum

### 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.

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