



Sunnybank Drive, Halifax, HX4 8NB
Per Month £995 Per Month

E&H Holmes
ESTATE AGENTS

Located in the popular village of Greetland, this two bedroom end terraced home has been recently decorated and carpeted. The property offers a modern kitchen, lounge with conservatory leading onto the rear garden, two bedrooms and a family bathroom. The property has double glazing and gas central heating. Conveniently situated for local amenities, schools and the M62 motorway, with attractive woodland views to the rear overlooking Brandy Hole Wood. An ideal home for a professional couple or small family.



Kitchen 15'0" x 7'0" (4.58 x 2.14)

The entrance opens into a modern fitted kitchen featuring contemporary wall and base units, matching worktops, stainless steel sink with mixer tap, four-ring gas hob, extractor hood, and electric oven. Plumbing is provided for a washing machine and dishwasher and integrated fridge. Finished with tiled splashbacks, flooring, a front-facing UPVC double-glazed window, and radiator.

Lounge 12'0" x 13'0" (3.66 x 3.98)

Lounge - (12'0" x 13'0") - With a feature fireplace, TV point, and double radiator

Conservatory 4'11" x 7'7" (1.52 x 2.32)

benefiting from double glazed windows to three elevations and uPVC double glazed French doors opening onto the flagged patio area.. Also benefits from a double radiator.

First Floor

Bedroom One 11'3" x 12'0" (3.44 x 3.68)

Situated to the rear of the property and enjoying attractive woodland views. UPVC double glazed window, sliding wardrobe doors opening into a built-in wardrobe, double radiator, and TV point.

Bedroom Two 8'2" x 8'11" (2.50 x 2.74)

Front facing bedroom with a UPVC double glazed window and double radiator.

Bathroom

The bathroom is fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush WC and panel bath with shower above. UPVC double glazed window to the front elevation and radiator.

External

To the front of the property there is a garden with path leading down to the side entrance door. To the rear, the property enjoys a larger south-facing garden, featuring a flagged patio area and split-level lawn with mature plants and shrubs.







