



Ashfield Terrace, Greetland, HX4 8HZ  
£170,000

**E&H** Edkins Holmes  
ESTATE AGENTS

This delightful two-bedroom stone built mid-terrace house on Ashfield Terrace in Greetland offers a perfect blend of comfort and modern living.

The property boasts two bedrooms, each offering ample space and natural light, making them perfect for restful nights. The bathroom is conveniently located, featuring modern fixtures that cater to your daily needs.

One of the standout features of this home is the lovely conservatory, which extends the living space and provides a serene spot to enjoy the garden throughout the seasons. The enclosed garden is a wonderful addition, offering a private outdoor area for gardening, play, or simply unwinding in the fresh air.

To the front there is a parking space available on street.

This charming home is ideally situated in a friendly neighbourhood, close to local amenities and transport links, making it a perfect choice for families or professionals seeking a peaceful yet connected lifestyle.



**Living Room 14'11" x 13'5" (4.57m x 4.11m)**

An inviting reception room with feature tiled fireplace, inset gas fire, wooden flooring, radiator, double glazed window and TV/Telephone points.

**Conservatory 9'6" x 9'1" (2.90 x 2.79)**

With double glazed windows, tiled floor, radiator. The landlord is willing to provide dining table and chairs if required.

**Kitchen 7'8" x 5'10" (2.34m x 1.78m)**

Modern fitted kitchen with a range of wall and base units with complementary work surfaces, sink and drainer with tiled splashbacks. Electric oven with gas hob. Integrated fridge. Double glazed window and entrance to cellar.

**Cellar**

With plumbing for washing machine and providing storage. Please note the landlord will include a washing machine and fridge/freezer as a good will gesture

**First Floor Landing**

**Bedroom One 9' 2" to robe x 9' 6"**

Bedroom with radiator, double glazed window.

**Bedroom Two 8'7" max x 8'5" (2.64 max x 2.59)**

Radiator, double glazed window. The landlord is willing to provide a single bed if required.

**Bathroom**

four piece suite comprising of a w.c., L shaped bath with shower over, wash basin, tiling, towel radiator.

**Exterior**

To the front there is a parking space available on street and a patio garden.

**Lettings Disclaimer**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be

no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.







