



Cherry Tree Drive, Halifax, HX4 8HU
£385,000

E&H Holmes
ESTATE AGENTS

Located on the highly regarded Cherry Tree Drive in the sought-after village of Greetland, this beautifully presented three-bedroom detached dormer bungalow offers spacious and versatile accommodation ideal for a range of buyers. Occupying an attractive plot with well-maintained gardens to both the front and rear, the property combines comfortable living space with excellent outdoor areas and a substantial double garage.

Internally, the property is well presented throughout and briefly comprises a welcoming lounge providing a comfortable space to relax, a bright conservatory enjoying pleasant views over the garden, and a well-appointed dining kitchen offering ample space for both everyday family living and entertaining. The flexible layout also includes a ground floor bedroom and bathroom, making the home particularly suitable for those seeking single-level living if required.

To the first floor are two further well-proportioned bedrooms, providing additional accommodation for family members, guests or potential home working space.

Externally, the property benefits from attractive gardens to both the front and rear, featuring manicured lawns, established planting, and patio and decking areas that provide ideal spaces for outdoor dining and relaxation. A gated driveway provides secure off-road parking for multiple vehicles and leads to a large double garage, offering excellent storage and additional parking along with a utility space.

This delightful home presents a wonderful opportunity to acquire a well-maintained property in a desirable residential location, combining versatile living accommodation with appealing gardens and generous parking.



Entrance Hall

Understairs cupboard. UPVC double glazed window to side elevation. Composite door to front elevation.

Lounge 15'7" x 11'0" (4.756 x 3.366)

Radiator. UPVC double glazed windows to rear and side elevations.

Conservatory 11'7" x 8'10" (3.543 x 2.707)

UPVC constructed conservatory. Radiator.

Dining Kitchen 11'4" x 10'10" (3.475 x 3.314)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

Bedroom Two 10'11" x 10'11" (3.352 x 3.341)

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

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Chrome towel radiator. UPVC double glazed window to front elevation.

Landing

Stairs leading from Entrance Hall. Cupboard. UPVC double glazed window to side elevation.

Bedroom One 11'4" to wardrobes x 11'0" (3.473 to wardrobes x 3.358)

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

Bedroom Three 11'0" x 9'2" narrowing to 6'3" (3.354 x 2.805 narrowing to 1.922)

Radiator. UPVC double glazed window to side elevation.

Large Garage 19'3" x 16'5" (5.888 x 5.009)

Electric roller doors. Power. Light. Plumbing for washing machine. Eaves storage. UPVC door to side. UPVC double glazed window to rear elevation.

Parking

Gates, shingle driveway with parking for multiple vehicles.

Front Garden

Lawn and decking garden with attractive planting and shed.

Rear Garden

Patio and lawn garden with mature planting.

Council Tax Band

D

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:
figure.later.areas

Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





