



Dean Street, Greetland, HX4 8DW
£125,000

E&H Edkins Holmes
ESTATE AGENTS

This well-presented two-bedroom back-to-back property offers accommodation arranged over four levels and enjoys an enclosed decked garden with attractive views towards the viaduct.

The lower ground floor features a spacious dining kitchen, providing a practical and sociable space for everyday living. To the ground floor is a comfortable lounge, while the first floor offers a double bedroom and house bathroom. A further generously proportioned bedroom occupies the second floor.

Externally, the property benefits from an enclosed decked garden, providing a pleasant space for outdoor seating and entertaining while enjoying views towards the impressive local viaduct.

Conveniently positioned for the excellent range of shops, cafés, restaurants and amenities available in West Vale, the property also provides good access to surrounding villages and the wider motorway network. An ideal opportunity for first-time buyers, professionals or investors.



Ground Floor:

Entrance Vestibule

Stairs to kitchen. UPVC double glazed door to front elevation.

Lounge 16'2" x 14'9" (4.951 x 4.499)

Radiant wall mounted gas fire. Radiator. UPVC double glazed window to front elevation.

Lower Level:

Dining Kitchen 15'1" x 14'4" (4.619 x 4.371)

Fitted kitchen with wall and base units. Stainless steel sink. Electric oven. Five ring gas hob. Plumbing for washing machine. Integrated dishwasher. Radiator. UPVC double glazed window to front elevation.

Cellar

First Floor:

Landing

Stairs from lounge. Cupboard.

Bedroom One 11'3" x 15'3" (3.449 x 4.652)

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

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Radiator. Boiler. UPVC double glazed window to front elevation.

Second Floor:

Bedroom Two 17'6" max x 6'9" (5.358 max x 2.061)

Under eaves storage. Built in shelving. Radiator. Velux.

Garden

Enclosed decking garden.

Council Tax Band

A

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:

pack.soup.spike

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. We are not a member of a client money protection scheme.







