



Milner Lane, Greetland, HX4 8HP  
Per Month £900 Per Month

**E&H** Edkins Holmes  
ESTATE AGENTS



A two bedroom, semi detached house which would make an ideal home for professional couple or young family. Located in the ever popular village of Greetland which offer excellent transport links and within easy walking distance to the shops, restaurants and bars of nearby West Vale. An early viewing is strongly advised to avoid disappointment.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen and rear porch/utility room to the ground floor. On the second floor are two bedrooms and the house bathroom. Externally there is an enclosed lawn and patio garden to the rear and a low maintenance garden to the front.



Entrance Hall

Radiator. UPVC double glazed front door.

Lounge 15'4" into bay x 12'4" (4.699 into bay x 3.768)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 7'5" x 15'3" (2.277 x 4.654)

Fitted kitchen with a range of fitted wall and base units. Single bowl, stainless steel sink. Electric oven. Gas hob. Radiator. Understairs cupboard housing boiler. Two UPVC double glazed windows to rear elevation. UPVC double glazed door to rear porch/utility room.

Rear Porch/Utility Room 3'6" x 6'5" (1.084 x 1.981)

Plumbing for washing machine. UPVC double glazed windows and door to rear garden.

Landing

Loft access. UPVC double glazed window to side elevation.

Bedroom One 11'6" x 12'4" (3.648 x 3.784)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'10" x 8'4" (2.701 x 2.556)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

White suite comprising bath with shower over, wash hand basin and WC. Fully tiled. UPVC double glazed window to rear elevation.

External

To the front of the property is a low maintenance shale and paving garden.

To the rear of the property is an enclosed lawn and patio garden with shed.

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 ready.tilt.dime

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.













