



11 Sunnybank Drive, Greetland, Halifax, HX4 8NB

Offers Around £189,950

- : Highly Desirable Residential Location
- : Easy Access to Outstanding Schools
- : Modern Bathroom & Kitchen
- : South Facing Garden
- : Realistically Priced
- : Attractive Accommodation
- : 2 Bedrooms
- : Lounge with Small Garden Room Extension
- : Overlooking Brandy Hole Wood
- : Viewing Essential

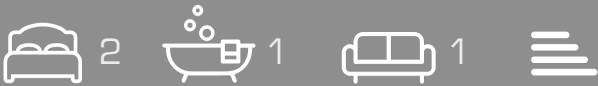
11 Sunnybank Drive, Halifax HX4 8NB

Situated in this highly desirable and much sought-after residential location within the heart of Greetland village, 11 Sunnybank Drive is a brick-built two-bedroom end terraced house providing attractive accommodation which will be of particular interest to the first-time buyer, or young family.

This attractive property has recently been decorated and carpeted throughout, creating a delightful and comfortable home, which briefly comprises of a modern kitchen, lounge with garden room, 2 bedrooms, modern bathroom, gardens, double glazing, and gas central heating.

The property provides excellent access to the local amenities of Greetland and Elland, including outstanding schools, and offers easy access to the M62 motorway network, linking the business centres of Manchester and Leeds. Backing on to Brandy hole wood this delightful property enjoys woodland views to the rear.

Very rarely does an opportunity arise to purchase one of these period properties in the sought after location and as such an early appointment to view is strongly recommended.



Council Tax Band: B



KITCHEN

15'0" x 7'0"

Side entrance door opens into the modern fitted kitchen, which is equipped with a range of contemporary wall and base units incorporating matching work surfaces. Features include a stainless steel single drainer one-and-a-half bowl sink unit with mixer tap, four-ring gas hob with extractor in stainless steel canopy above, and a fan-assisted electric oven and grill beneath. Plumbing is provided for an automatic washing machine and dishwasher, and a cupboard houses the Logic Ideal central heating boiler. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, and includes a UPVC double glazed window to the front elevation, one double radiator and a tiled floor.

From the kitchen a door leads to a walk-in pantry providing excellent storage facilities with fitted shelving and a UPVC double glazed window to the side elevation,

From the kitchen door opens to the

LOUNGE

12'0" x 13'0"

With a feature fireplace incorporating an electric fire (negotiable). The room includes cornicing to the ceiling, one TV point, one double radiator and a fitted carpet.

From the lounge through to the

GARDEN ROOM

4'11" x 7'7"

Accessed from the lounge, this attractive garden room includes double glazed windows to three elevations and uPVC double glazed French doors opening onto the flagged patio area. One double radiator and a fitted carpet.

From the lounge door to the

INNER VESTIBULE

With UPVC double glazed window to the rear elevation, one double radiator and fitted carpet. Stairs with fitted carpet lead to the,

LANDING

Which includes a UPVC double glazed window to the side elevation and a fitted carpet. Access is available to the insulated loft.

BEDROOM ONE

11'3" x 12'0"

Situated to the rear elevation and enjoying attractive woodland views over Brandy Hole Wood, UPVC double glazed window, sliding wardrobe doors opening into a built-in wardrobe, one double radiator, one TV point and a fitted carpet.

From the landing door to

BEDROOM TWO

8'2" x 8'11"

This second bedroom includes a UPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the landing door to

BATHROOM

The bathroom is fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush W/C and panel bath with shower unit. The room is tiled around the suite with complementing colour scheme to the remaining walls and includes a UPVC double glazed window to the front elevation and one double radiator.

GENERAL

The property is constructed of brick with a blue slate roof. It benefits from all main services including gas, water and electricity, together with gas central heating and majority UPVC double glazing.

EXTERNAL DETAILS

To the front of the property there is a garden with path leading down to the side entrance door. To the side

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. The garden overlooks Brandy Hole Wood, providing an attractive natural backdrop.

VIEWING

To view, strictly by appointment.

Please telephone Kemp & Co, Halifax 349222



Directions

SAT NAV HX4 8NB

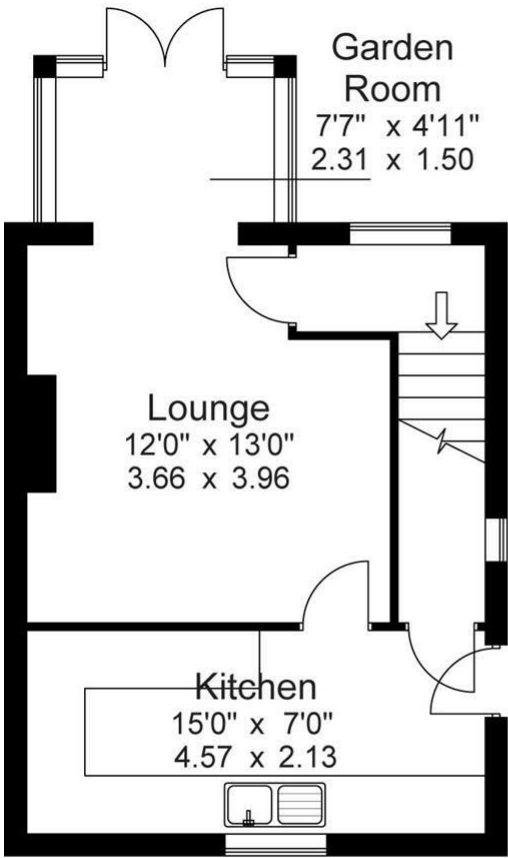
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

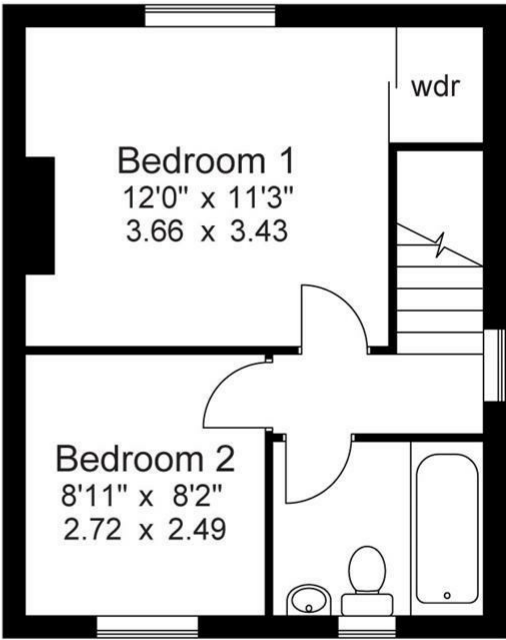
EPC Rating:

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	

Approx Gross Floor Area = 675 Sq. Feet
= 62.7 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.