





33 SUNNYBANK

GREETLAND | HX4 8JS

Tucked away on a quiet lane in Greetland and enjoying far-reaching views this stone-built mid-terrace property provides attractive, easily maintained accommodation.

This well-presented home provides accommodation arranged over two floors which includes a sitting room, breakfast kitchen, two double bedrooms and three-piece bathroom.

Externally, there is a spacious, fully-enclosed south-facing garden from where the fabulous views can be enjoyed.

The property benefits from NO UPWARD CHAIN.



GROUND FLOOR

Living Room
Breakfast Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is entered directly into the smart kitchen which has been fitted with a range of units with timber effect worktops. Equipment includes an electric oven with four ring electric hob and extractor canopy over and a stainless-steel sink. There is plumbing for a washing machine and space for fridge and freezer.

The spacious sitting room has a window to the front elevation affording panoramic views and there is a timber fire surround housing a real flame effect gas fire and useful understairs storage. Located off the sitting room is a rear entrance vestibule with door leading to the garden and staircase rising to the first floor.

There are two double bedrooms on the first floor complemented by a smart bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

There is a shared stone-flagged yard in front of the property and a delightful, fully enclosed, south-facing garden to the rear, this is arranged over four levels with patios and lawns from where fabulous far-reaching views can be enjoyed. Easy on-street parking.

LOCATION

Sunnybank is tucked away off Sunnybank Road just a short distance from Rochdale Road and away from busy traffic. The excellent village school is within a few minutes' walk and there are local shops and a park close by. The excellent facilities of West Vale, which include a Health Centre, pharmacy and a choice of restaurants are just a short drive away. There is a regular bus service and the M62 (J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

All mains services. Gas central heating, boiler located in kitchen. Double glazing.

TENURE

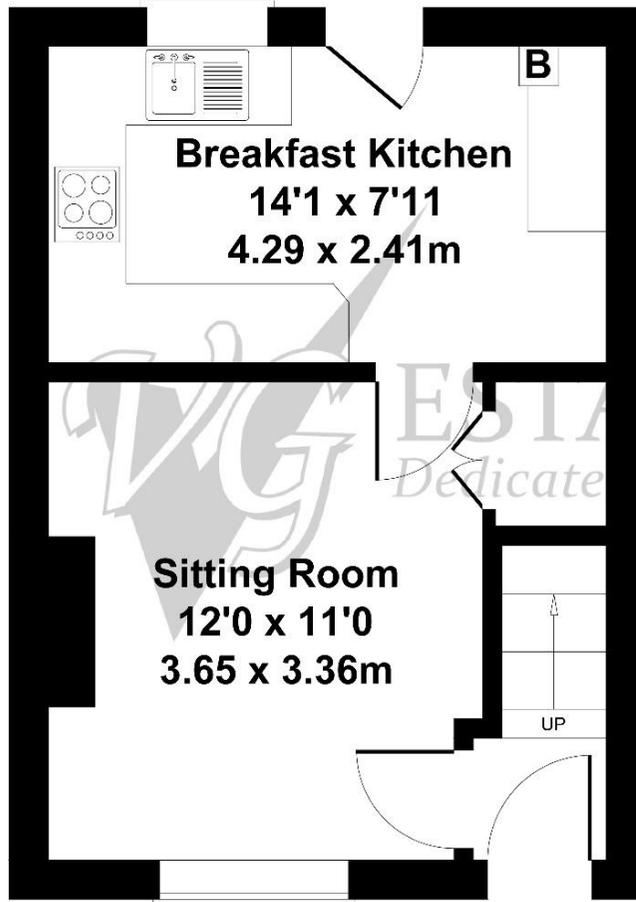
Freehold

DIRECTIONS

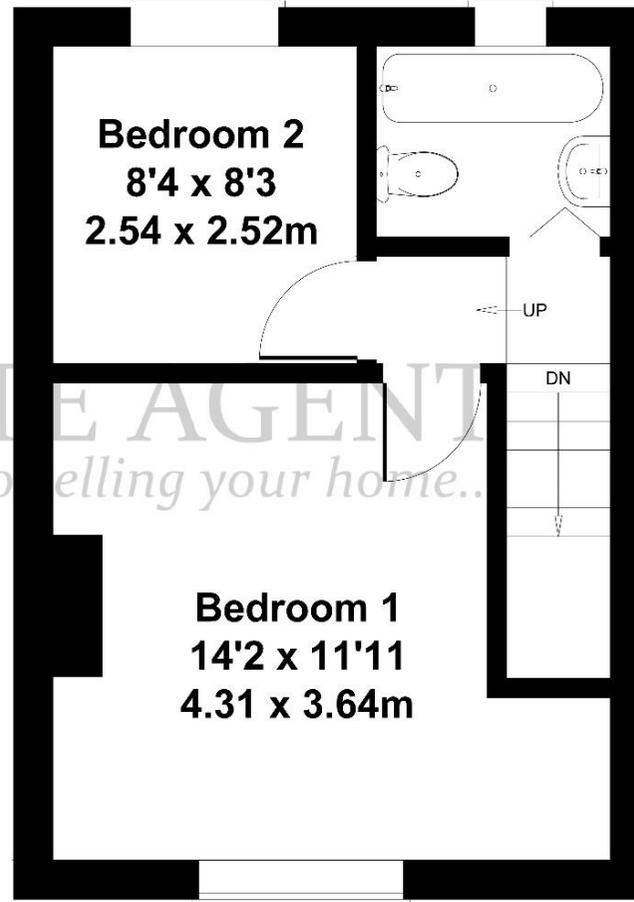
From Ripponden take the Elland Road uphill passing the Fleece Inn and keep on this road for the next 1.5 miles passing the Spring Rock Inn and the Sportsman Inn. Continue past the Methodist Church on the right and the Nisa store on the left and take the next sharp right turn into Sunnybank Road. Pass the new townhouses on the right and the turn to Sunnybank is on the left. Ideally, park on Sunnybank Road and access the property on foot for viewing purposes.



Approximate Gross Internal Area
570 sq ft - 53 sq m



GROUND FLOOR



FIRST FLOOR



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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.