



**Templars Close, Greetland, HX4 8QE**  
**£350,000**

**E&H** Holmes  
ESTATE AGENTS

Tucked away on this popular cul-de-sac in the heart of Greetland is this extended, four bedroom, detached family home. The property benefits from two reception rooms, master bedroom with en-suite and a well proportioned rear garden. Greetland is an ideal location for a family home with convenient access to the M62 corridor, Halifax and Huddersfield town centres, local schools and the shops, restaurants and bars of West Vale.

The accommodation, in brief, comprises: Entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor is the master bedroom with en-suite, three further bedrooms and the house bathroom. To the rear of the property is an enclosed lawn garden with decked seating area and patio along with a brick built pizza oven. The driveway offers parking for up to four cars and leads to the detached garage.



### Entrance Hall

Radiator. UPVC double glazed door to front elevation.

### Lounge 11'3" x 16'0" (3.453 x 4.901)

Coal effect, living flame gas fire with marble surround.

Radiator. UPVC double glazed bay window to front elevation.

### Breakfast Kitchen 9'10" x 14'11" (3.012 x 4.554)

Fitted kitchen with a range of wall and base units. Acrylic one and a half bowl sink. Laminate work surfaces. Tiled splash backs. Bosch double electric oven. Bosch induction hob. Cooker hood. Plumbing for washing machine. Integrated fridge / freezer. Integrated dishwasher (not working). Understairs storage housing boiler and gas meter. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

### Dining Room 11'9" x 12'9" (3.601 x 3.911)

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

### Landing

Stairs leading from entrance hall. Storage cupboard. Loft access via drop down ladder. UPVC double glazed window to side elevation.

### Master Bedroom 11'7" x 12'9" (3.553 x 3.904)

Radiator. UPVC double glazed window to front elevation.

### En-Suite

Vanity unit. Low flush W.C. Shower cubicle with waterfall shower. Extractor fan. UPVC double glazed window to rear elevation.

### Bedroom Two 7'4" x 12'5" (2.254 x 3.810)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 8'2" x 8'4" (2.513 x 2.551)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Four 6'8" x 9'8" (2.054 x 2.958)

Radiator. UPVC double glazed window to front elevation.

### Front Garden

Lawn garden.

### Rear Garden

Patio, lawn and decked garden with shed. BBQ area with pizza oven. Security light.

### Parking

Driveway with parking for four cars. Outside tap.

### Detached Garage

Up and over door. Power and light.

### Council Tax Band

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### Location

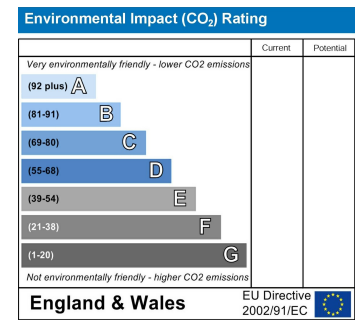
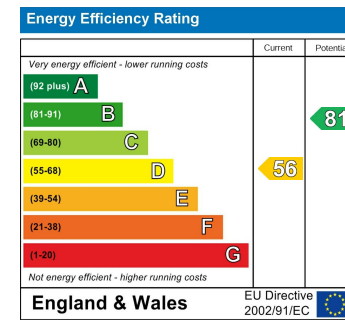
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
pencil.speeds.notes

### Disclaimer

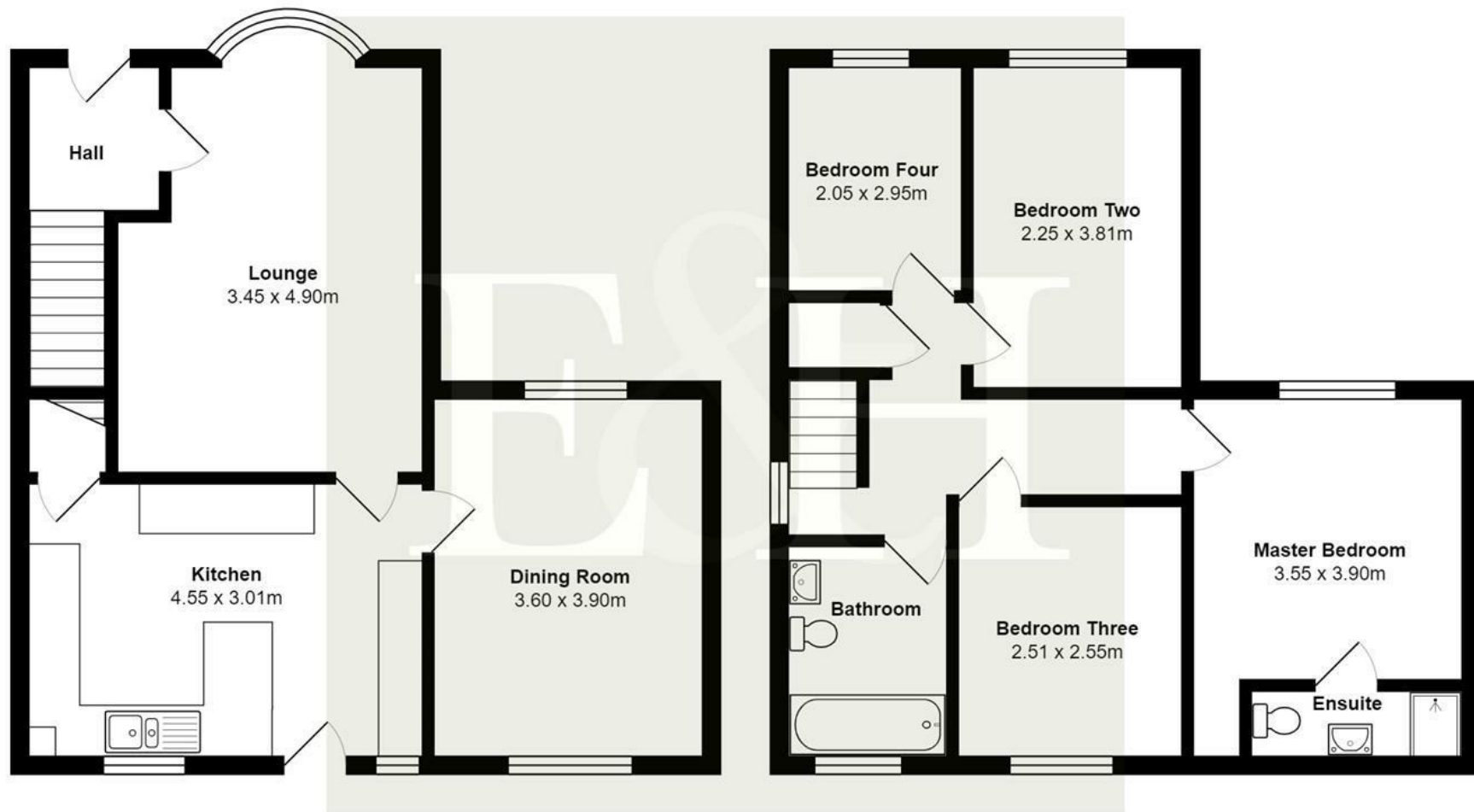
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All measurements are approximate and for display purposes only