



**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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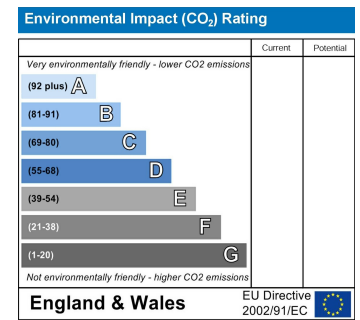
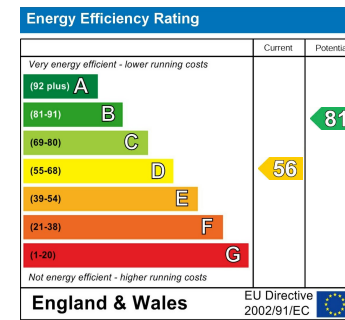
### Location

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

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.



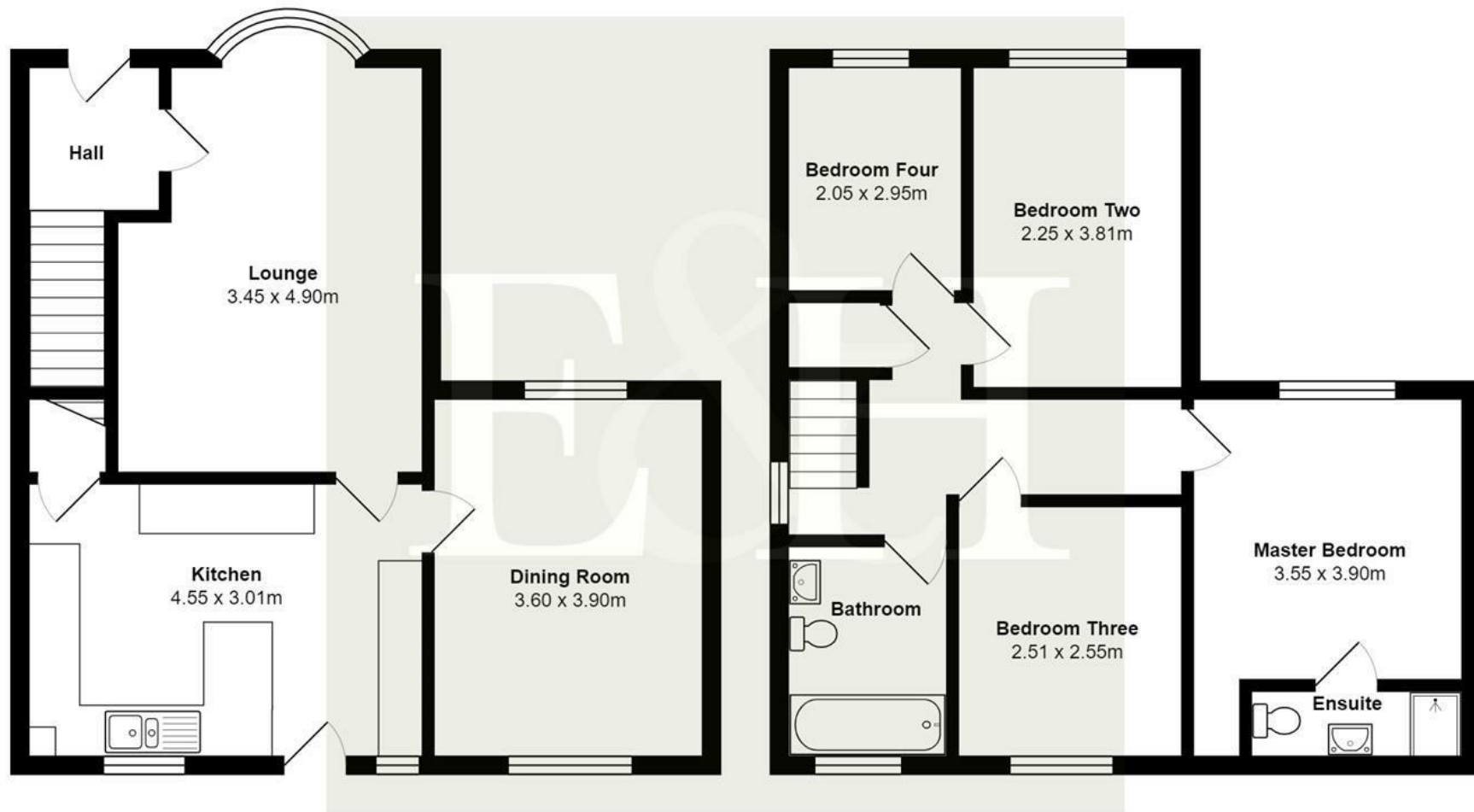












All measurements are approximate and for display purposes only