



**Trenance Gardens, Greetland, HX4 8NN**  
**£400,000**

**E&H** Holmes  
ESTATE AGENTS



This stylish, four bedroom property is located in the desirable area of Trenance Gardens, Greetland, Halifax. A contemporary semi-detached house which boasts a spacious layout with a modern open plan, living dining kitchen perfect for entertaining guests or relaxing with family. The large windows throughout the property offer natural light in all rooms. The master bedroom benefits from a luxury en-suite shower room and the property also benefits from both utility and cloak facilities along with a useful office ensuring this property meets the needs of modern family living.

This house is nestled in a peaceful neighbourhood with a real sense of community and stunning views. The surrounding area offers a mix of tranquillity and convenience, with local amenities, schools, and green spaces all within easy reach.

The accommodation, in brief, comprises: Entrance hall, living/dining kitchen, study, utility room, cloakroom and access to the integral garage to the ground floor. On the first floor is the master bedroom with en-suite, three further bedrooms and the house bathroom. Externally there is driveway parking for multiple vehicles to the front along with a lawn and patio. To the rear of the property is an attractive landscaped lawn garden with patio and decking areas.



### Spacious Entrance Hall

Under stairs cupboard. Underfloor heating. UPVC double glazed window to front elevation. Composite door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Underfloor heating. Skylight.

### Study 6'5" x 6'9" to cupboards (1.957 x 2.081 to cupboards)

Built in storage cupboards. UPVC double glazed windows to side elevation.

### Lounge 12'9" x 12'8" (3.900 x 3.862)

Open plan to Dining Kitchen. Underfloor heating. UPVC double glazed window to front elevation.

### Dining Kitchen 17'9" x 19'1" max (5.426 x 5.828 max)

Fitted kitchen with wall and base units. Island with quartz work surface. One and a half bowl composite sink. Boiler hot water tap. Eye level electric oven. Five ring gas hob. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge / freezer. Pantry cupboards. Underfloor heating. Roof skylight. UPVC double glazed French doors to rear elevation.

### Utility Room 15'11" max x 8'11" (4.876 max x 2.730)

Base units. Stainless steel sink. Plumbing for washing machine. Ample built in storage. Underfloor heating. Boiler. UPVC double glazed window to rear elevation. UPVC double glazed window and door to side elevation.

### Landing

Stairs leading from entrance hall. Loft access.

### Bedroom One 17'6" x 9'3" (5.350 x 2.830)

Fitted wardrobes. Fitted drawers and upholstered window seat. Radiator. Two Velux. UPVC double glazed window to rear elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. Extractor fan. Velux window. Underfloor heating. UPVC double glazed window to front elevation.

### Bedroom Two 12'9" x 11'10" (3.909 x 3.621)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 9'11" x 9'9" (3.029 x 2.991)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 8'10" max x 6'10" (2.701 max x 2.102)

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

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Partially tiled. Extractor fan. Designer radiator. Underfloor heating. UPVC double glazed window to rear elevation.

### Garage 13'1" x 8'11" (3.988 x 2.724)

Electric doors. Power. Light. Hot and Cold Tap.

### Parking

Driveway parking for four cars.

### Front Garden

Lawn garden.

### Rear Garden

Attractive landscaped garden with lawn, decking and patio areas. Mature trees. Shed.

### Council Tax Band

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### Location

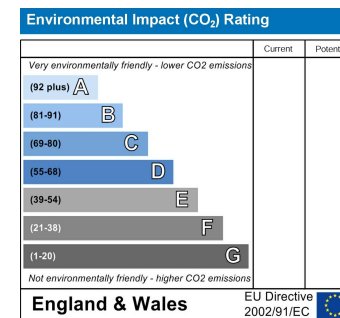
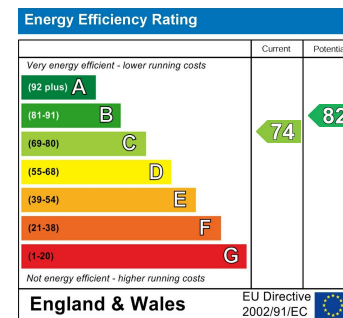
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
sector.pram.boxing

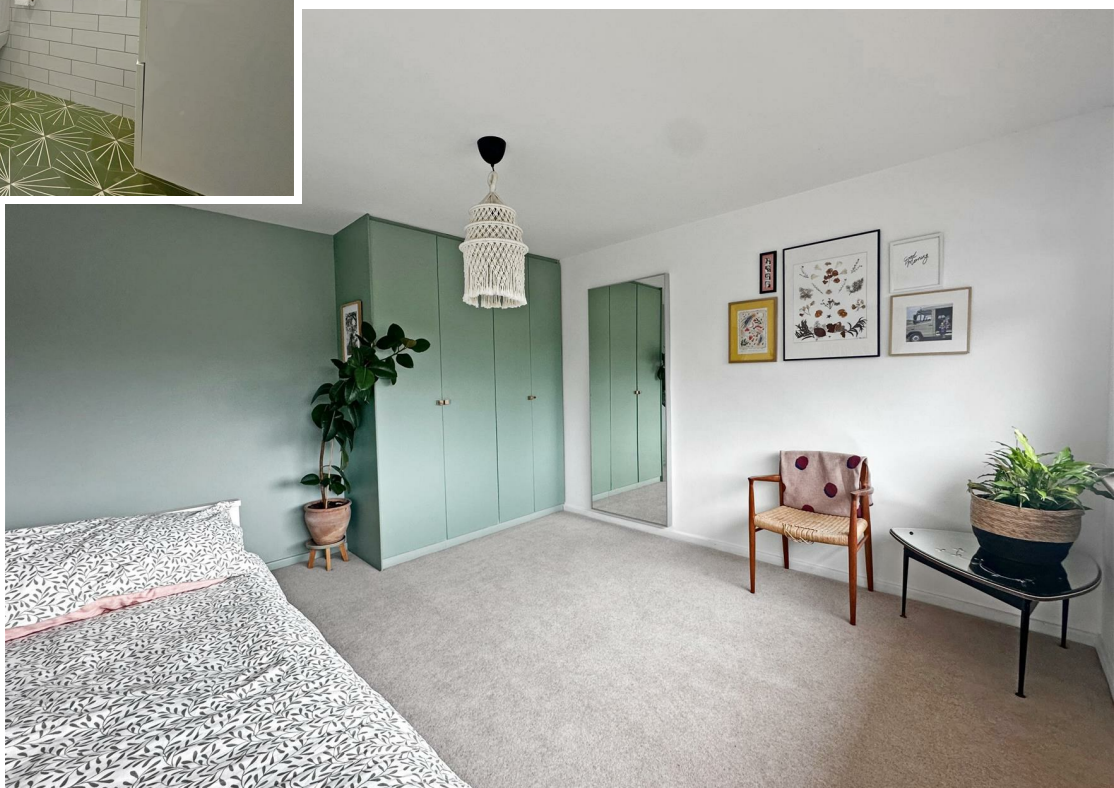
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