

MARSH & MARSH PROPERTIES

71 High Meadows, Greetland, HX4 8QF

£375,000



****ATTENTION ALL YOUNG OR GROWING FAMILIES**** A spacious THREE/FOUR DOUBLE BEDROOM detached split-level bungalow situated in the highly sought-after area of Greetland. Ideally located within close proximity to local amenities, highly regarded schools, and offering quick and easy access to the M62 corridor. In brief, the property comprises an entrance vestibule, a large open lounge with stairs leading up to a dining area, an inner hall, kitchen, and a second reception room/lounge/bedsit. There is a double bedroom with a Juliet-style entrance into the house bathroom, two further double bedrooms, a shower room, and an additional double bedroom currently used as an office. Externally, to the front of the property is a driveway providing parking for multiple vehicles, an integral garage with power and light, and steps leading up to the front entrance. To the rear is a well-maintained, split-level garden with lawn and patio areas, complemented by a greenhouse and summerhouse, perfect for relaxing or entertaining. An internal inspection is strongly advised to fully appreciate the size and versatility of this wonderful family home.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE VESTIBULE

An entrance vestibule with a composite front door and window, ceiling spotlight, and a door leading into the lounge.

LIVING ROOM 5.4 x 4.1m (17'10 x 13'5)



A spacious lounge featuring a gas fire, wood ceiling cladding, radiator and a large UPVC bow window with beautiful hillside views. Stairs lead up to the dining area.

DINING ROOM 3.0 x 2.2m (10'0 x 7'2)



A charming dining area with an exposed ceiling beam. Provides access to the inner hall and bedroom one.

KITCHEN 3.3 x 2.8m (10'11 x 9'0)

A modern fitted kitchen featuring a one and a half bowl sink with chrome mixer tap. Appliances include an integrated slim line dishwasher, tall fridge freezer, Bosch double oven plus a Bosch integrated microwave both with grills, Bosch

induction hob, and extractor fan. A breakfast bar with seating for two provides a practical and social space. Finished with wood-effect laminate flooring, radiator, ceiling spotlights, UPVC window, and a composite door leading to the patio.



SECOND RECEPTION ROOM 3.3 x 3.5m (10'9 x 11'5)



A versatile space with potential to be converted, along with the office and shower room, into a self-contained annexe. Features include wood-effect laminate flooring, a gas fire, coving, radiator, UPVC window, and French doors leading to the rear patio.

INNER HALL

An inner hall with a radiator and a stained-glass window into the dining room.

BEDROOM ONE 3.7 x 3.9m (11'11 x 12'9)

A large double bedroom with ceiling spotlights,

radiator, and a UPVC bow window offering hillside views.



BEDROOM TWO 2.8 x 2.8m (9'2 x 9'0)



A well-proportioned double bedroom featuring fitted wardrobes, radiator, and hardwood frame window.

BEDROOM THREE 2.4 x 3.8m (7'10 x 12'7)



A double bedroom with a radiator, wood ceiling cladding, and hardwood frame window.

BEDROOM FOUR / OFFICE 3.3 x 2.3m (10'9 x 7'8)



Currently used as an office, this versatile double bedroom includes a radiator and hardwood frame window.

BATHROOM

A luxurious five-piece bathroom suite comprising a bath, large walk-in shower with glass screen,

rainfall and handheld shower, vanity sink unit, low flush toilet, and bidet. Finished with a tiled floor, partially tiled walls, ceiling spotlights, chrome towel radiator, extractor fan, and underfloor heating, UPVC window and Juliet-style access into bedroom one and the inner hall.



SHOWER ROOM



Modern shower room comprising a glass shower cubicle with handheld shower, vanity sink unit, and low flush toilet. To complete this room the floor and walls are tiled, there is a chrome towel radiator, ceiling spotlights, and a UPVC window.

AIRING CUPBOARD/STORAGE

Accessed via the shower room, this airing

cupboard homes the combination boiler, a radiator, and washer dryer.

EXTERNAL





To the front of the property is a flagged patio area with steps leading up from the driveway to the front door. The driveway provides parking for multiple vehicles and access to the integral garage. Pathways and steps run along both sides of the property. To the rear is a split-level garden featuring a flagged patio area, two further lawned sections, one with a greenhouse and one with a summer house, and a charming water feature.

INTEGRAL GARAGE 3.5 x 5.2m (11'5 x 17'2)

Single garage, offering ample storage space and potential for a mezzanine, with remote-controlled electronic roller shutter door, high ceilings, power, and lighting.

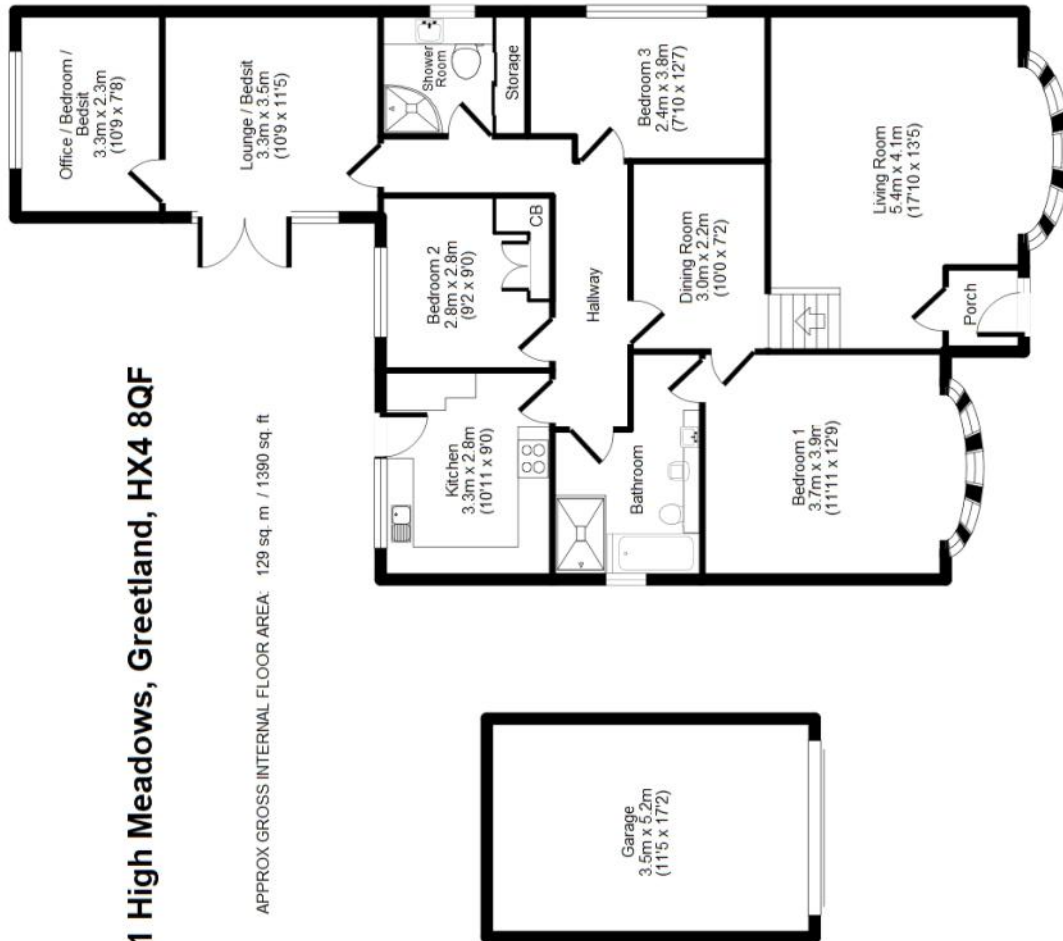


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APPROX GROSS INTERNAL FLOOR AREA: 129 sq. m / 1390 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
 Floor Plan measurements are approximate and are for illustrative purposes only.
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 You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
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