

Peter David

Properties Ltd

Residential Sales and Lettings



## 390a Saddleworth Road

Greetland, Halifax, HX4 8NF

£675,000

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## Ground floor -

### Feature Entrance Vestibule

Enter this stunning property through a solid oak door into a light and welcoming entrance vestibule with PVCu windows featuring leaded upper panels across the front offering spectacular views across the valley. Tiled flooring flows throughout and into the dining area and stylish wall lights and exposed beams compliment the space. Double solid oak and glass doors lead into the dining room and an archway provides access to the entrance hall at the end of the vestibule. Additionally there is an internal window allowing light into the study/bedroom five.

### Dining area

A tasteful dining room featuring a mezzanine landing from the study to bedroom four. There is also exposed beams to the ceiling and a Velux roof window allowing natural light to flow in. The room features attractive wooden paneling to the walls and elegant wall lights. An archway leads through into the kitchen.

### Breakfast Kitchen

An attractive, custom made, fitted kitchen, with matching wall and base units, granite worktops and a separate breakfast bar with leather and chrome stools. A stainless steel sink is integrated into the work surface in front of a PVCu window which offers far reaching views to the front. Integrated appliances comprise; an electric range cooker, an extractor fan, an under-counter fridge and a dishwasher. Ceramic floor tiles flow throughout and an internal solid oak door leads into a spacious utility room.

### Utility Room

Located to the rear of the property, this useful utility room features the same custom-made wall and base units, granite work surfaces and a sunken stainless steel sink. There is plumbing for a washing machine and space for an additional appliance along with an integrated under-counter freezer and a microwave. A PVCu window overlooks the rear garden and a PVCu and glass panelled door leads out to a rear patio area. An internal door leads through to the inner hallway.

### Inner Hallway

A hallway providing access to the integral double garage and with carpeted stairs rising to the games room above.

### Integral Double Garage

With an electric up and over door, this garage provides ample space for two cars plus additional storage space. There is also access to the rear garden, a PVCu privacy window to the rear and an under stairs cupboard housing a WC.

### Entrance Hall

Located in the centre of this individual property is the entrance hallway accessed via a PVCu and glass front door. The hallway has been elegantly styled with feature wallpaper and high quality light fittings. Tiled flooring flows through and carpeted stairs rise to the half landing. An solid oak door leads into the study/bedroom five.

### Study/Bedroom Five

A single bedroom currently used as a study with wooden paneling to the walls and a bespoke wooden staircase leading to a small mezzanine level. There are exposed beams to the ceiling, a Velux window and an internal window overlooking the front entrance vestibule allow plenty of natural light to flow in.

## Half landing

A carpeted landing area providing access to the living room, two double bedrooms and the house bathroom through solid oaks doors.

## Living Room

Step into this superb living space which offers an abundance of character and charm. The main focal point of the room is the fantastic floor to ceiling exposed brick fireplace housing a gas fired stove and solid oak mantle. This fantastic room features exposed beams to the ceiling and a mezzanine level above, accessed via the upstairs landing. Solid oak flooring flows throughout and also benefits from underfloor heating. Three PVCu windows to the front provide fantastic rural views across the valley and double, solid oak and glass doors lead into to the Orangery. Having been tastefully decorated throughout, this room certainly has the wow-factor!

## Orangery

A light and spacious room with PVCu windows to three sides and double patio doors leading out into the garden. Tiled flooring flows throughout with underfloor heating and there is an exposed wooden beam to the roof space.

## Master Bedroom

A tastefully decorated and well-proportioned Master Bedroom Suite benefiting from a PVCu window to the rear aspect and an archway leading to a dressing area. A neutral carpet flows throughout and there is also underfloor heating.

## Dressing Room

A pleasant dressing area with floor to ceiling wooden wardrobes and access to the en-suite.

## En-suite Shower Room

A fully tiled en-suite shower room with a PVCu privacy window to the rear. The room has a WC, a wash basin set in a vanity unit, a large shower cubicle with a multi functioning waterfall shower and a chrome towel rail. Tiled flooring flows throughout with underfloor heating.

## Bedroom Two

A further tastefully decorated double bedroom with two PVCu windows to the side aspect. The room features elegant styling, a neutral carpet and underfloor heating.

## House Bathroom

A stylish and contemporary fully tiled house bathroom with a WC, a wash basin set in a vanity unit with a marble top and a bath with grey panelling. Ceramic floor tiles flow throughout with underfloor heating and there is a PVCu privacy window to the rear.

## First floor -

### Games Room

A fantastic addition to this family home is this superb games room which is spacious and light and could be utilised to serve a variety of purposes. There are two Velux roof windows and a large, circular window to the front elevation benefiting from the stunning views across the valley. The room features wooden flooring to the seating area and a carpeted space where a full-size pool table sits (negotiable). An internal door provides access to bedroom four.

### Bedroom Four

A tastefully decorated double bedroom with a Velux window and an exposed beam. The room features a luxurious, white carpet and also benefits from an en-suite WC accessed via a sliding door. An additional internal doorway leads back across the mezzanine balcony above the dining area.

### En-suite WC

A partially tiled en-suite WC with a wash basin set in a vanity unit and a chrome towel rail.

### Landing

Stairs rise to a half landing offering a spacious and light area with a PVCu window to the side aspect and an additional larger window to the front elevation enjoying the stunning views. There are exposed beams to the ceiling and stairs rise again to an additional landing area providing access to bedroom three and the mezzanine level above the living room. A Velux window provides more natural light and a neutral carpet flows throughout.

### Mezzanine Level/Study

This impressive mezzanine level is currently used as an additional sitting area but could be utilised as a study. There is a PVCu window to the front aspect overlooking the views and a neutral carpet to the floor.

### Bedroom Three

With two Velux roof windows positioned between exposed roof beams, this double bedroom is another well styled room with a neutral carpet and underfloor heating.

### En-suite Shower Room

A partially tiled en-suite shower room with a Velux window and exposed beams. The room has a WC, a wash basin and a shower cubicle. Again there has been no compromise on quality with the ceramic tiling and a chrome towel rail.

### Exterior

Externally this property sits on a generous plot and benefits from attractive gardens to three sides. To the front there is a block paved driveway providing off-road parking for multiple vehicles in front of the integral double garage. Next to the parking area is a wall with gated access providing a private, Indian stone patio area and access to the front door. A well-manicured lawn wraps around the property surrounded by shrub borders and raised flowerbeds. An additional patio area is located outside the

orangery which enjoys pleasant views across the valley. The rear of the property features various patio areas, an additional decked area offering a fantastic outdoor dining space and a wooden summerhouse. A beautiful lawn extends the length of the property and is surrounded by borders offering mature shrubs and perennial plants. The garden also benefits from outdoor plug sockets and there is a secure gated access down the side of the property.

### Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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## Road Map



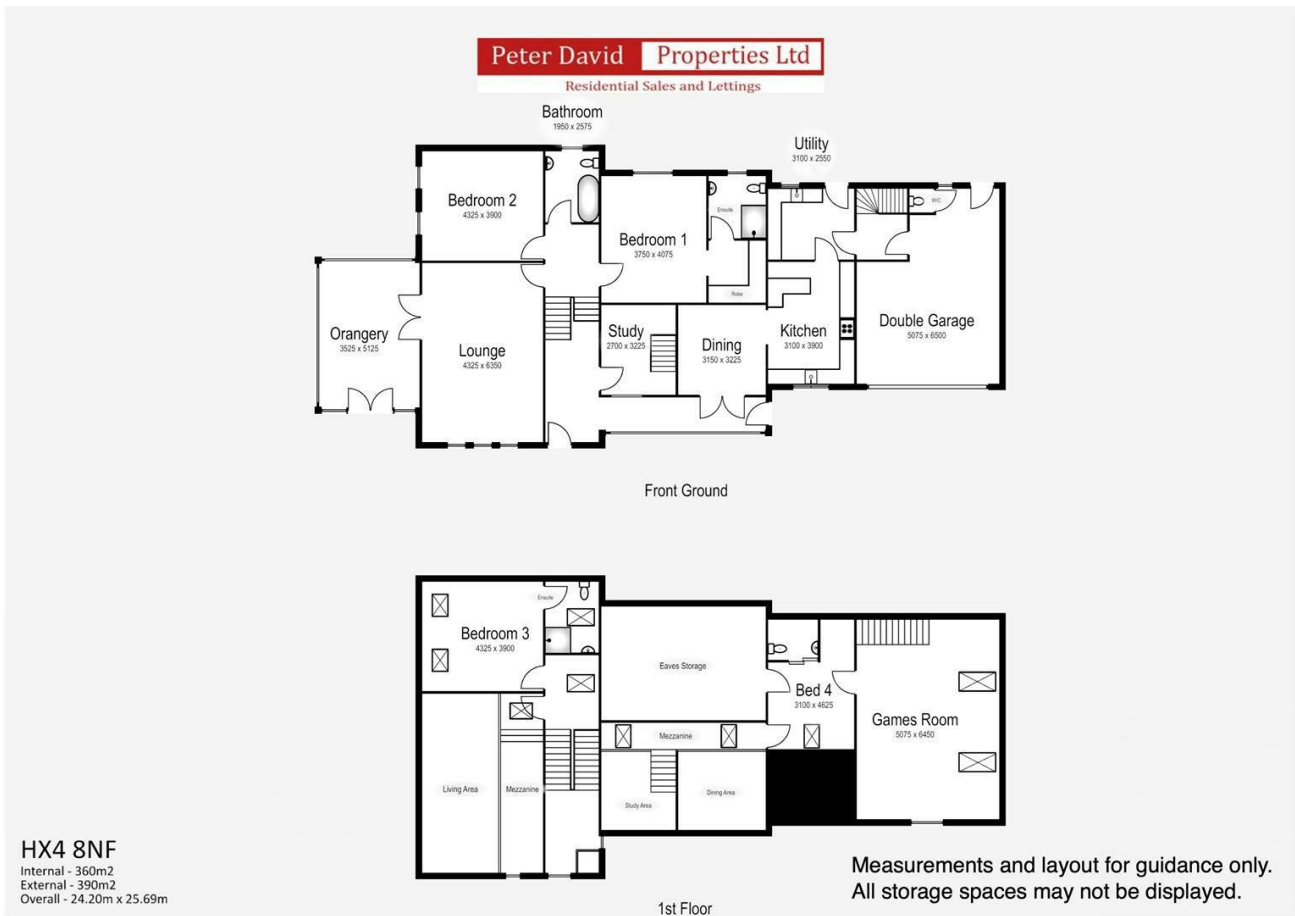
## Hybrid Map



## Terrain Map



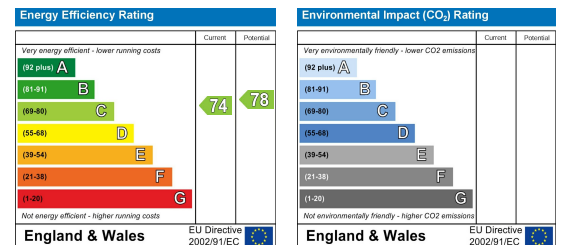
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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