



Holly Mount Rochdale Road, Greetland Halifax HX4 8HD



welcome to

Holly Mount Rochdale Road, Greetland Halifax

Briefly comprising of five bedrooms- one with en suite, kitchen, lounge, dining room, office/occasional bedroom, family bathroom, double garage and additional off street parking as well as large, well manicured gardens.



Ground Floor

Kitchen

The kitchen is a good size and comprises a combination of wall and base units and complementary work surfaces across its L-shaped layout. The kitchen itself includes a gas hob and electric hob with electric oven, stainless steel sink/drainer and splashback tiling. There is a central island with seating and further storage, whilst the room benefits from double glazed windows to the side aspect and a door leading to the garden.

Living Room

The living room is bright and spacious with double glazed windows to two aspects and is equipped with coal effect gas fire. There is ample space for usual living furniture.

Dining Room

A spacious room with characteristic bow window to the front, ceiling and wall light points, central heating radiator and coal effect fireplace. This room will easily accommodate a family size dining table and chairs.

Utility

From the kitchen is a good sized utility room with wall and base units, stainless steel sink and drainer, space/plumbing for appliances, ceiling light point and double glazed window to the side.

Office/ Bedroom Six

Currently utilised a home office. This room could be utilised as an additional bedroom. Benefiting from a double glazed window to the side, ceiling light points and central heating radiator.

Family Bathroom

Generous in size, the family bathroom comprises a shower cubicle, bath, wash hand basin, bidet, w/c, partially tiled flooring and walls, ceiling light points and double glazed frosted window to the rear.

First Floor

Master Bedroom W/ En-Suite

Easily accommodating at least a king sized bed, this room benefits from full length fitted wardrobes providing ample storage space, Velux skylight, ceiling light points, double glazed sliding doors to the side patio area, central heating radiator and door to en suite.

The en suite benefits a double glazed window, ceiling spotlights, corner bath, spacious shower cubicle, w/c, wash hand basin with unit below and tiled walls.

Bedroom Two

Bedroom two is a good sized double room with double glazed window to the front, ceiling light point, central heating radiator and ample space for a double bed and usual bedroom furniture.

Bedroom Three

The third bedroom comprises ceiling light point, central heating radiator, double glazed window to the front and spacious fitted wardrobes and storage.

Bedroom Four

Bedroom four is another double room with double glazed window to the rear, ceiling light point and central heating radiator.

Bedroom Five

The fifth bedroom could be utilised for a number of purposes. Benefiting from a double glazed window to the rear, ceiling light point and central heating radiator.

Garage

A double garage with concrete flooring, ceiling light points and WC. This space offers lots of storage with wall hung and base units and worktop space available. With two up and over doors allowing for secure parking for two cars

Additional / External

To the front and side is a largely laid to lawn garden with a tiered flagged area which captures the sun for the majority of the day and an array of mature shrubbery and bushes. An ideal space for the whole

family to enjoy. At the rear is ample off street parking and access to the double garage.



view this property online williamhbrown.co.uk/Property/SWB106941



welcome to

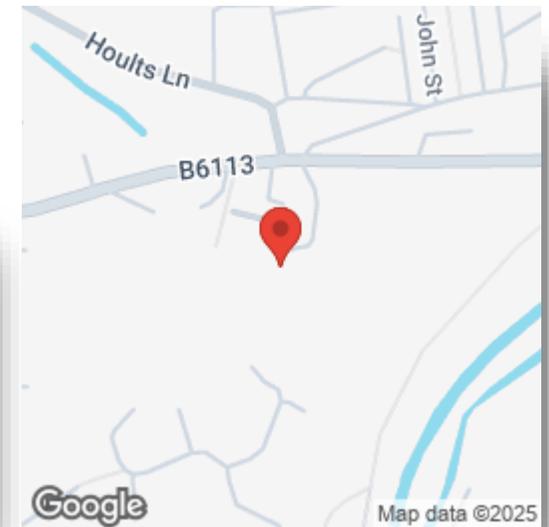
Holly Mount Rochdale Road, Greetland Halifax

- *** Guide Price £550,000 - £600,000 ***
- Five Bed Detached with Study
- Sought After Location
- Double Garage & Off Road Parking
- Close To Good Schools & Transport Links

Tenure: Freehold EPC Rating: Awaited

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB106941



Property Ref:
SWB106941 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk