

Charnock Bates

The Country, Period and Fine Home Specialist



4 Upper Martin Green
Greetland, HX4 8JH





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Summary

An exclusive, individually designed four-bedroom detached family home, set over four floors, situated to this prestigious semi-rural location offering panoramic views over the golf course and surrounding Calder Valley countryside. Boasting a wealth of high-quality fixtures and fittings with LED inset ceiling spotlights, solid oak doors, skirting and architraves throughout.

Internally the property briefly comprises; entrance hallway, cloakroom and integral double garage to the ground floor. To the first-floor, open plan dining kitchen and lounge. Three bedrooms, all with en-suite to the second floor. A third floor has the fourth bedroom with en-suite and study.

Location

Greetland is an extremely popular residential location within walking distance to West Vale where there is a variety of local amenities to include various themed restaurants including Thai and Asian, numerous popular independent bars, two small supermarkets, hairdressers, butchers, cafes, garden centre and florists are available. The property is a short drive away from Sowerby Bridge, Elland and Halifax Town Centre. Good local schools and a golf course are nearby. Railway stations in both Sowerby Bridge and Halifax Town Centre provide access to the cities of Leeds, Manchester, Bradford and London and motorway links to Leeds and Manchester via the M62.

General Information

Access is gained through a composite door into the entrance hallway with a cloakroom comprising a WC and wash-hand basin with storage beneath and an open staircase rising to the first floor. A door leads through to the integral double garage, benefitting from power, lighting and two electric doors and creating the opportunity to convert subject to the relevant planning consents.



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Leading off the first-floor landing, the open plan 'L' shaped dining kitchen boast a central island with breakfast bar, and a range of shaker style wall, drawer and base units, with a recess for an American fridge freezer, and with contrasting laminated worksurfaces incorporating a ceramic one and a half bowl sink with drainer and instant hot and cold water filter tap.

Integrated appliances include; Bosch oven and microwave, CDA induction hob with extractor above, dishwasher, washing machine and wine cooler.



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Moving through to the spacious lounge, the focal point being an attractive fireplace surround, and with bi-fold doors allowing access to the rear garden, and to the large balcony terrace, also accessed through French doors from the dining kitchen.







The spacious principal bedroom boasts a large window to the front aspect enjoying extensive views of the surrounding Calder Valley countryside and benefits from built-in wardrobes and an en-suite comprising a WC, wash-hand basin, panelled bath and double walk-in rainfall shower.





Moving through to the second double bedroom, this time to the rear aspect with an outlook over the rear garden and with an en-suite comprising a WC, wash-hand basin and a double walk-in rainfall shower.

The final double bedroom to the second floor is again to the rear aspect and has an en-suite which comprises a WC, wash-hand basin and a double walk-in rainfall shower.

The third-floor landing can be used as a study and provides eaves storage. Leading off the landing is the final double bedroom, benefitting from Velux windows allowing for natural light and with an en-suite which comprises a WC, wash-hand basin, panelled bath and double walk-in shower.



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Externals

To the front of the property is a driveway providing off-street parking for several cars and a large balcony terrace, accessed of both the dining kitchen and the lounge, offering extensive panoramic views of the surrounding Calder Valley Countryside. To the rear of the property is a tiered garden. A small lawn and stone-flagged steps, also accessed from the side of the property, lead up to a raised, decked seating area with woodland aspect.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale – Band F.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.

Directions

From Halifax proceed along Huddersfield Road (A629) to the mini roundabout and left on to Stainland Road (B6112) towards West Vale. Turn right at the lights on to the Rochdale Road (B6113). Continue along Rochdale Road for approximately 1.0 mile before turning left onto Brian Royd Lane. Take a sharp left onto Upper Martin Green where the property is located on the left as indicated by a Charnock Bates Board.

For satellite navigation: **HX4 8JH**

Local Information

Nearest Station

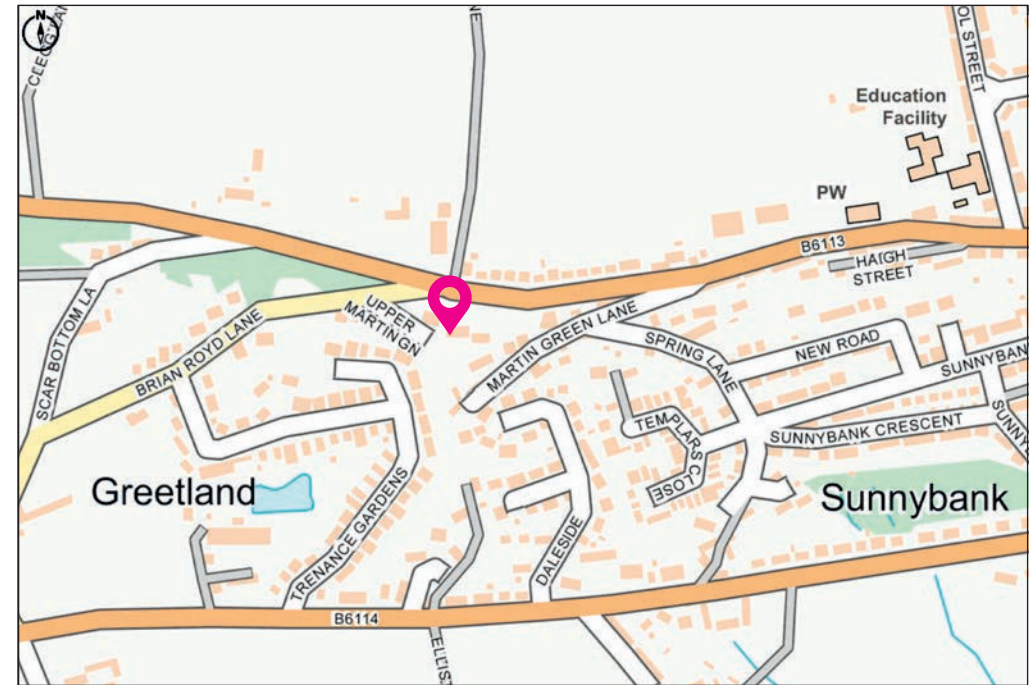
Sowerby Bridge	2.4 miles
Halifax	3.7 miles

Nearest Schools

Sunnybank Pre-School	0.6 miles
Greetland Academy KS1	0.6 miles
The Greetland Academy	0.5 miles

Motorway Network

Junction 24, M62	4.2 miles
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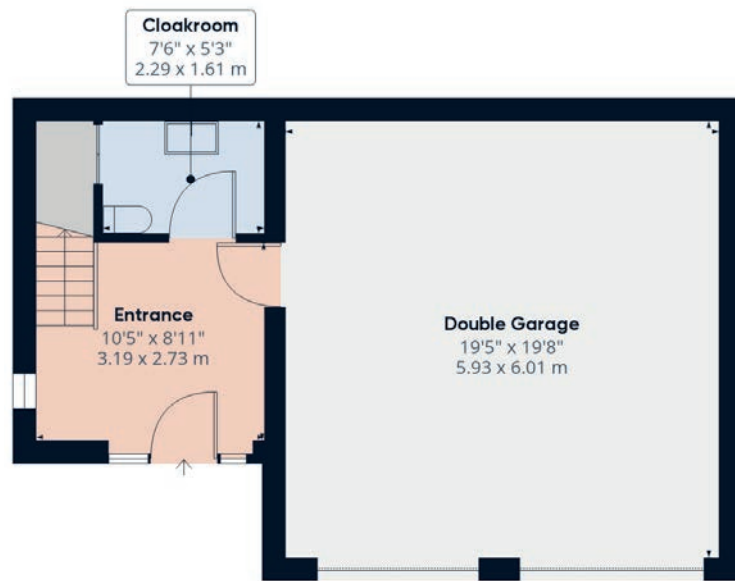


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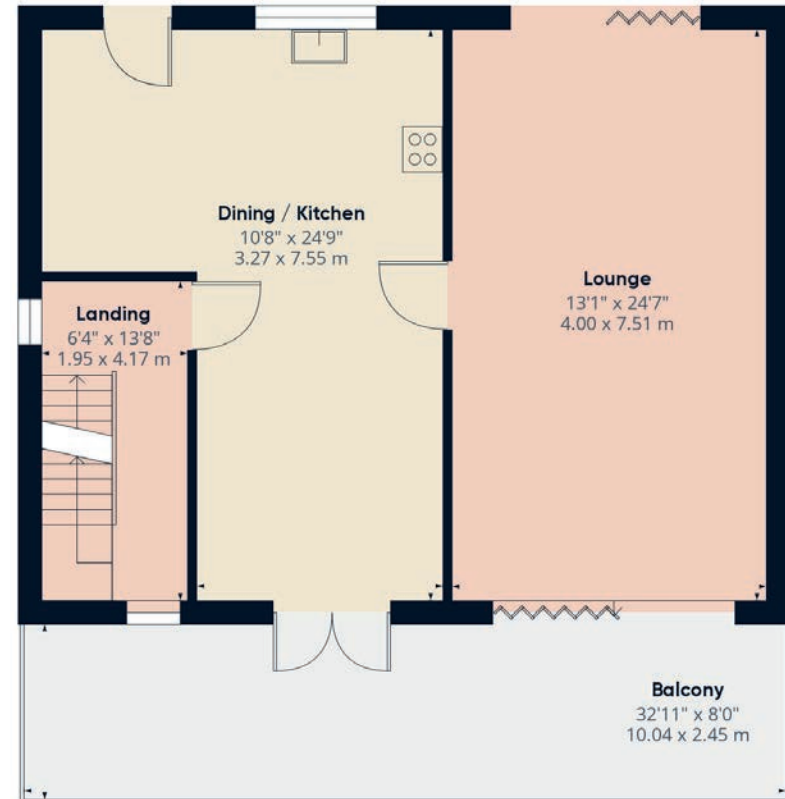


Floor Plans

Ground Floor



First Floor



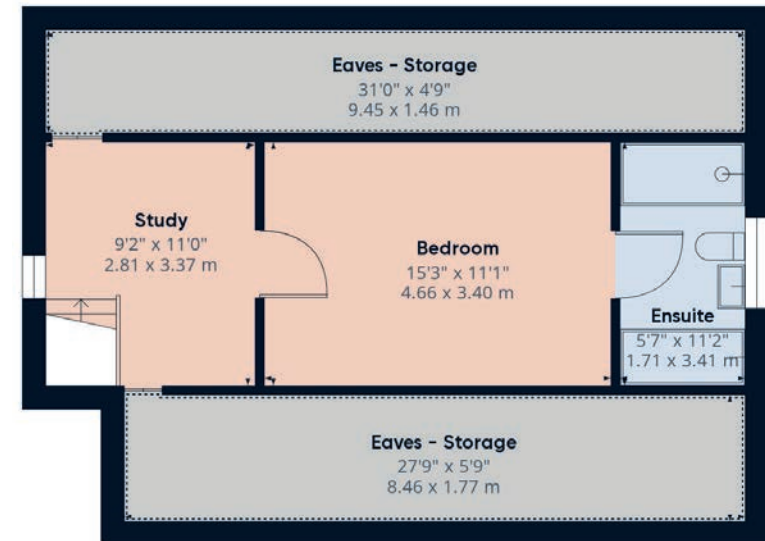
Total approximate floor area = 2,676.36 sqft (248.64m²)

Floor Plans

Second Floor



Third Floor



Total approximate floor area = 2,676.36 sqft (248.64m²)

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