

Charnock Bates

The Country, Period & Fine Home Specialist



Apartment 3 • Carriage House

The Carriage Drive, Greetland, HX4 8ER





Apartment 3

Carriage House

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Greetland
HX4 8ER



LUXURY, OPEN-PLAN, GROUND FLOOR APARTMENT



THREE DOUBLE BEDROOMS, TWO BATHROOMS



TWO ALLOCATED PARKING SPACES



PANORAMIC VIEWS

Guide price: £350,000

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Summary

Apartment 3 Carriage House is a contemporary ground floor apartment, finished to a high specification with open plan living accommodation set over one floor, accessed via the communal entrance hall.

Comprising open plan living/dining/ kitchen, WC, two bedrooms both with Jack and Jill en suite and principal bedroom with en suite bathroom. Enjoying far reaching views and allocated parking for two cars.

Location

Greetland is a popular location which is situated close to town centres of Halifax, Huddersfield and Brighouse. The property is in close proximity to local amenities in West Vale such as cafes, shops, restaurants, hairdressers, churches, beauticians, Greetland J & I School which is an outstanding academy school and nursery. There are several supermarkets nearby. Golf Courses a short drive away.

The property is close to a bus route and the rail network in Halifax provides a direct link to London, Manchester, Leeds and Bradford, further stations in both Sowerby Bridge and Brighouse also provides access to the cities. The M62 is a short drive away via Blackley. Both Manchester international airport and Leeds Bradford Airport are accessible.



General Information

Carriage House is built of natural Yorkshire stone and has been tastefully converted by a local developer into just five luxury apartments. Apartment 3 is accessed via the communal entrance hall with intercom system. The entrance hall leads into the living /dining/kitchen and bedroom accommodation.

The impressive kitchen benefits from a good range of base, drawer and eye level units with soft close doors and co ordinating Quartz worksurfaces. The integrated BOSCH appliances include a dishwasher, fridge freezer, double oven/microwave and electric induction hob along with hot tap.

The south facing lounge /dining area benefits from a cloaks cupboard providing ample storage, remote control operated flush inset glass fronted gas fire and bifold doors with electric blinds along with glass Juliet balcony's providing far reaching panoramic views.

The master bedroom benefits from a contemporary en suite with high specification. Bedrooms two and three benefit from a Jack and Jill en suite all fitted with underfloor heating.

All bedrooms are completed with fitted wardrobes.

Externals

Benefiting from two allocated off-road parking spaces with CCTV coverage and intercom entry system. Carriage House is set in a quiet location surrounded to the rear by open countryside.

Fixtures and Fittings

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

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.

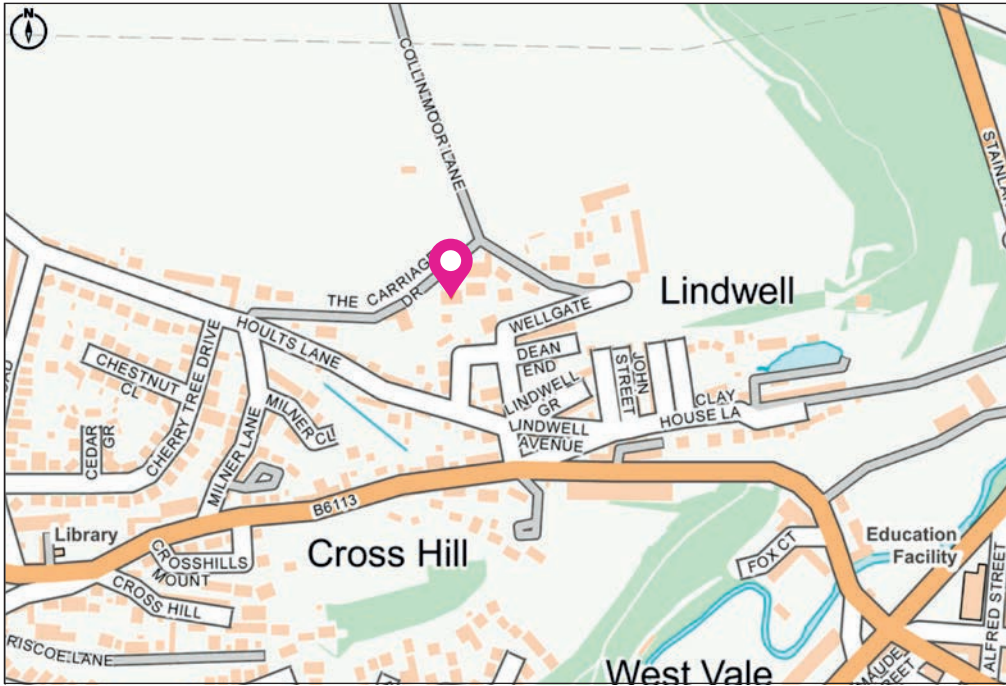












Directions

From Halifax Town Centre proceed along the A629 Huddersfield Road and down Salterhebble Hill. Follow signs for the B6112 towards Stainland and continue to the traffic lights at West Vale. Turn right up Rochdale Road and continue up the hill turning right onto Milner Lane proceed straight forward turning left into Hoult's Lane then immediately right turn into The Carriage Drive and the apartments can be found on the right-hand side as indicated by the Charnock Bates signboard.

For satellite navigation: **HX4 8ER**

Local Information

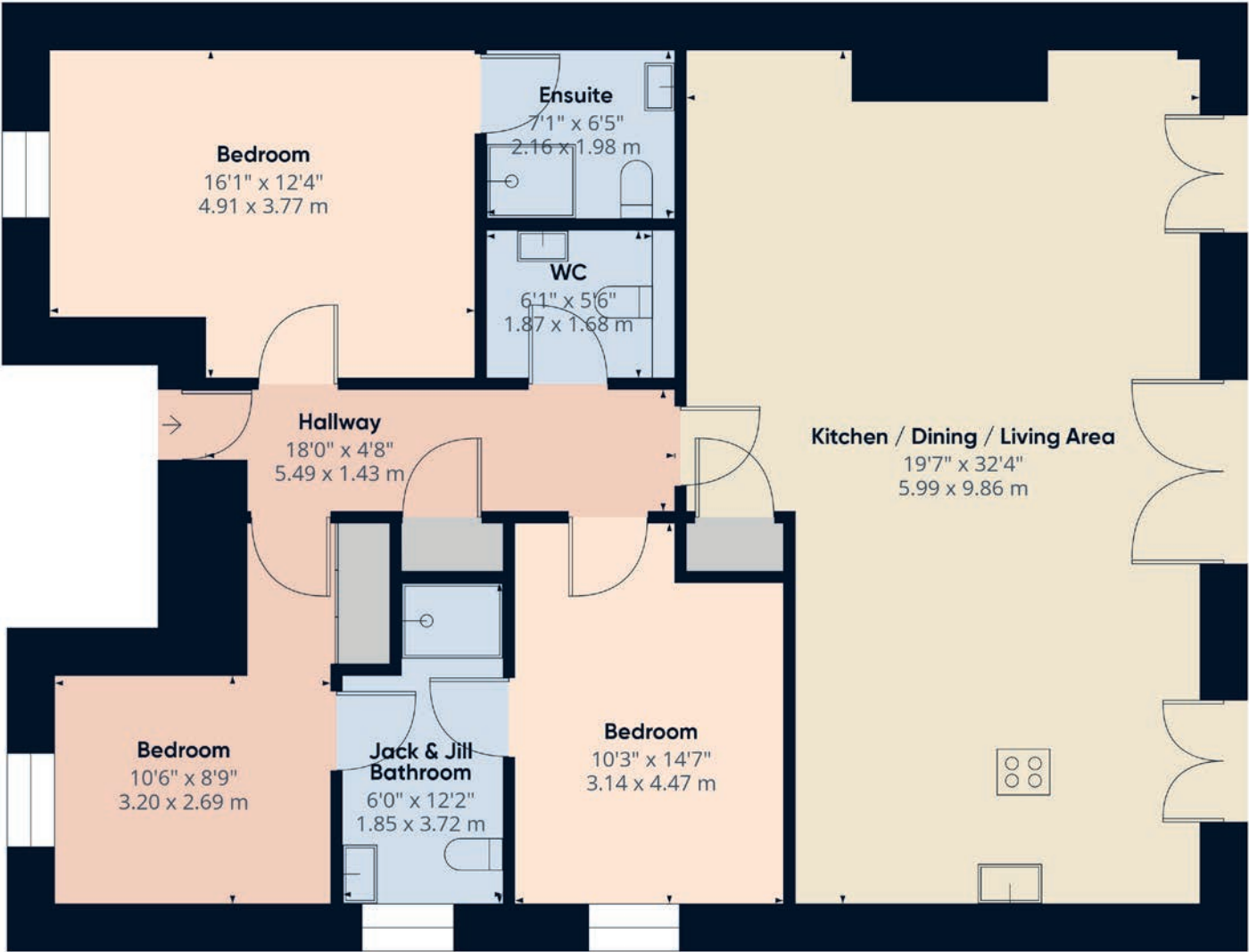
NEAREST STATIONS	Halifax	3.4 miles
	Sowerby Bridge	3.5 miles
NEAREST SCHOOLS	West Vale Primary	0.7 miles
	The Greetland Academy	0.9 miles
	The Brooksbank Academy	1.6 miles
MOTORWAY NETWORK	M62, Junction 24	TBA

Property Information

TENURE	Leasehold – 994 years from 1 January 2019	
SERVICE CHARGE	£1,200 per annum	
CONSTRUCTION	Stone	
EPC RATING	B	
LOCAL AUTHORITY	Calderdale MBC	
COUNCIL TAX	Band TBA	
ELECTRICITY SUPPLY	Yorkshire Electricity	
GAS SUPPLY	Yorkshire Electricity	
WATER SUPPLY	Yorkshire Water	
HEATING	Gas central heating	
BROADBAND	Sky	
MOBILE SIGNAL	Good coverage	



Floor Plan



Total approximate
floor area:
1,285.86 sqft (119.46m²)

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Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

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