



7 High Meadows, Greetland, Halifax, HX4 8QF

Offers Over £325,000

- : Highly Desirable Residential Location
- : Superb Panoramic Views
- : Garage & Gardens
- : Delightful Family Home
- : Realistically Priced
- : Extended Detached Bungalow
- : Close To Outstanding Schools
- : 2 Reception Rooms
- : Easy Access to M62
- : Viewing Essential

7 High Meadows, Halifax HX4 8QF

Situated in this highly desirable and much sought after residential location, within the heart of Greetland, lies this extended three bedroomed detached bungalow providing attractive accommodation, which has provided a much loved family home.

An internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises entrance hall, lounge, dining room, garden room, breakfast kitchen, three bedrooms, bathroom, cloakroom, integral garage, gardens uPVC double glazing and gas central heating. The property enjoys superb panoramic views to the rear from its elevated and commanding position and has the benefit of gardens to the front and rear,

The property provides excellent access to the local amenities of Greetland and Elland as well as easy access to Halifax, and the M62 motorway network linking the cities of Manchester and Leeds. Very rarely does the opportunity arise to purchase a three bedroomed detached bungalow in this sought after area and as such an early appointment to view is strongly advised to avoid disappointment.



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C

Council Tax Band: D



ENTRANCE PORCH

With double doors to cupboard housing the electric meter. A glass panelled door opens into the

ENTRANCE HALL

With cornice to ceiling, one double radiator and a laminate wood floor. Access via loft ladder to an insulated and partially boarded loft. Door to airing cupboard with fitted shelves providing useful storage facilities. From the Entrance Hall a panelled door opens into the

LOUNGE

16'6" x 12'8"

This spacious lounge has a uPVC double glazed window to the front elevation, feature fireplace with log burning stove on a matching hearth, two single radiators, one TV point and a fitted carpet.

From the Entrance Hall a door opens to

DINING ROOM

9'11" x 9'6"

With cornice to ceiling, wood floor and one double radiator. From the Dining Room through to the

GARDEN ROOM

12'6" x 5'10"

With uPVC double glazed floor to ceiling windows enjoying the superb panoramic views this property provides, uPVC double glazed window to the side elevation and Velux double glazed skylight windows provide this room with its light and spacious aspect, double French doors open onto the rear garden, built-in cupboards providing useful storage facilities, wood floor, and one double radiator. From the Dining Room a panelled door opens into the

BREAKFAST KITCHEN

13'3" max x 12'6"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 bowl stainless steel sink unit with mixer tap, Cannon gas cooker with stainless steel canopy above, and an integrated dishwasher. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed windows to the rear elevation taking full advantage of the panoramic views and an attractive garden outlook. From the Kitchen a panelled door opens into a Utility cup-board with power point for a tumble dryer and plumbing for an automatic washing machine. From the Entrance Hall a door opens to

BEDROOM ONE

12'3" x 9'6"

This double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes with bridging units, one single radiator and a laminate wood floor.

From the Entrance Hall a panelled door opens to

BEDROOM THREE

8'5" x 8'11"

With uPVC double glazed window to the side elevation enjoying panoramic views, one single radiator and a fitted carpet.

From the Entrance Hall a panelled door opens to

BEDROOM TWO

10'2" x 7'6"

With uPVC double glazed window to the rear elevation enjoying panoramic views, one single radiator and a fitted carpet.

From the Entrance Hall a door opens to the

BATHROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Bristan rain fall shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, and one double radiator. From the Entrance Hall a door opens to a

CLOAKROOM

With white two-piece suite comprising hand wash basin in vanity unit, a low flush WC, extractor fan, and one single radiator.

GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band D. The property has the benefit of solar panels which means the present owners have reduced energy bills. The Worcester Bosch boiler was in-stalled in 2021 and has a 10 year guarantee.

EXTERNAL

There is a lawned garden to the front with a flower and shrub border and path leading to the side of the property and the side entrance door. To the rear of the property there is a south facing garden where there is a raised decked area and a lawn with mature plants and shrubs and a flagged patio area. There is access underneath the property providing excellent storage facilities and housing the Worcester Bosch central heating boiler. To the remaining side of the property there is access to the front and rear. To the front of the property there is a drive leading to the

INTEGRAL GARAGE

17'5" x 8'9"

With an up and over door, power, and light.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

Sat Nav HX4 8QF







Directions

SAT NAV HX4 8GF

Viewings

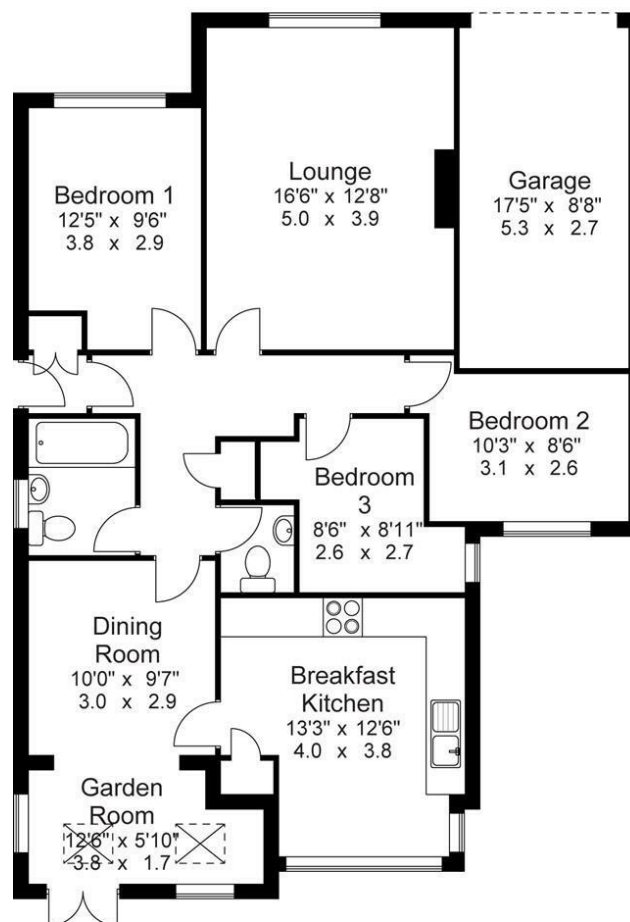
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 1138 Sq. Feet
= 105.7 Sq. Metres



For illustrative purposes only. Not to scale.