



The Burlington, Calder Mews, Rochdale Road, Greetland, Halifax, HX4

£375,000

bramleys





*Spread over three spacious floors, the Burlington is a unique four-bedroom family home brimming with character, individuality, and opportunity.*

*Entering on the ground floor, you'll find an integral garage with convenient internal access, a guest WC, and a handy linen cupboard before making your way into the spacious open-plan kitchen and dining area which lines the rear of the home.*

*The Burlington's beautiful U-shaped Symphony kitchen comes complete with integrated and energy-efficient appliances, and sleek French doors extend the dining area into the rear garden.*

*Ascending to the first floor, you'll be welcomed by a well-lit lounge which sits to the rear of the home before making your way round to a sizeable double bedroom at the front. A second storage cupboard lines the hallway, and there is even enough room for a cosy little nook on the spacious landing.*

*On the Burlington's third floor sits three bedrooms; two spacious rooms to the rear of the home, and one enviable master suite to the front which is served by a sleek en-suite. The roomy landing also leads to a stylish family bathroom complete with half-height tiling, and a beautiful three-piece Ideal bathroom suite including a heavenly bath with an intelligent water-saving design.*

*The Burlington also features those little cherry-on-top touches that make all the difference, including high-tech energy-efficient appliances, soft-close cabinets, and a heavenly rain-head walk-in shower to the en-suite.*

*Enquire today.*

*Property to sell? No problem! Ask our friendly sales team for more information about our Smart Move and Part Exchange schemes!*





## THE BURLINGTON:

Layout and specification as follows:-

### GROUND FLOOR:

#### Entrance Hall

#### Cloakroom/WC

3'1" x 6'4" (0.94m x 1.93m)

Sophisticated Ideal two-piece suite

Stylish semi-pedestal basin

Polished chrome downlights

#### Garage

10'1" x 20'3" (3.07m x 6.17m)

#### Dining Kitchen

17'2" x 11'7" (5.23m x 3.53m)

Symphony kitchen with soft-close cabinets and drawers

Integrated oven, fridge freezer and dishwasher

40mm worktop with upstand

Stainless steel gas hob and cooker hood

Stainless steel 1.5 bowl sink with mixer tap

Contemporary under-cabinet downlights

Plumbing for washer/dryer

USB socket

### FIRST FLOOR:

#### Landing

#### Lounge

17'2" x 13'1" (5.23m x 3.99m)

#### Bedroom 4

10'3" x 14'7" (3.12m x 4.45m)

### SECOND FLOOR:

#### Landing

#### Bedroom 1

13'11" x 10'0" (4.24m x 3.05m)

#### En suite

6'6" x 5'9" (1.98m x 1.75m)

Ideal three-piece bathroom suite

Polished chrome heated towel rail

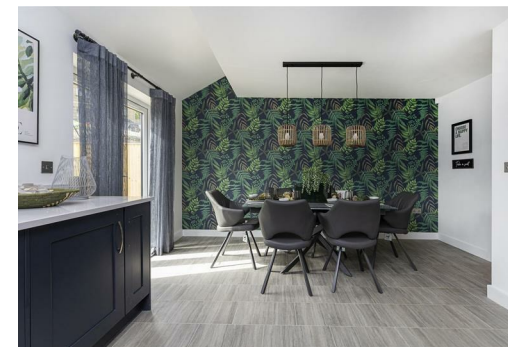
VADO rain-head shower with low-profile shower tray

Vanity unit

Polished chrome downlights

Full-height wall tiling to shower area

Shaver/charger socket



### Bedroom 2

8'0" x 10'11" (2.44m x 3.33m)

### Bedroom 3

9'0" x 10'1" (2.74m x 3.07m)

### Bathroom

7'5" x 6'5" (2.26m x 1.96m)

Ideal three-piece bathroom suite

Polished chrome heated towel rail

Vanity unit

Polished chrome downlights

Half-height wall tiling

### INTERNAL FEATURES:

Stylish white panelled designer doors

White emulsion to walls and ceiling

Gloss to woodwork

Polished chrome sockets to hall, kitchen, and lounge

White sockets to remainder of home

High-efficiency combi boiler

Stelrad radiators with TRV controls

TV points and telecoms connections to three points

Cable in loft for potential aerial point

Wired smoke alarms with battery backup

Wired security alarm, PIR sensors to downstairs

USB socket to master bedroom

### OUTSIDE FEATURES:

Intelligent and highly efficient double glazing

Anthracite colour window frames, white on inside

Black front door with chrome letterplate

French doors to rear

Low-maintenance soffits and fascias

Turf/soft landscaping to front garden

External light to porch and rear

Patio to rear

External tap to rear

External socket to rear

Integral garage with socket

Driveway

### \*Terms and Conditions:

Offer valid until Thursday 31st August 2023. Offer only applies to Plot 20 at Calder Mews, Greetland, HX4 8HE, and cannot be used on any other plot or development. Offer only available up to the value of £12,000 total towards Mortgage payments. New customers must reserve by Thursday 31st August 2023, exchange within 28 working days and legal completion take place by 30th September 2023 for offer to remain valid. Cannot be used in conjunction with another offer. Payment made by deduction from funds due on completion. Subject to lenders approval. Every care is taken that correct details are printed; however, Erris Homes will not be held responsible for any price errors or omissions. Offer subject to change. To view our privacy policy visit <http://errishomes.com/privacy-policy>

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

Freehold

### COUNCIL TAX BAND:

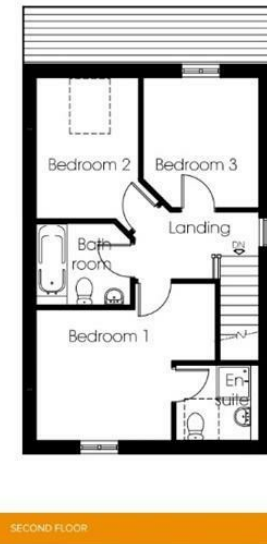
TBA

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

