



30 Templars Close, Greetland, Halifax, HX4 8QE

£365,000

bramleys



Enviably positioned with a stunning outlook towards Stainland, this 4 bedroom detached residence occupies a pleasant cul-de-sac position on a no-through road. Offering well proportioned accommodation for the family purchaser, the property has been further enhanced by a conservatory to the rear.

With a recently fitted bathroom suite, this home enjoys potential for further improvement to allow the prospective purchaser to truly make it their own.

Externally there is a driveway to the front which provides off road parking, detached garage and a well manicured south facing garden to the rear.

Situated in the sought after location of Greetland, which is ideal for access to the M62 motorway corridor, alongside local towns such as Huddersfield and Halifax.

With accommodation briefly comprising:- entrance hall, dining room, kitchen, lounge, conservatory, first floor landing, 4 bedrooms and bathroom.

Book your early internal inspection to avoid disappointment.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Hall

With a central staircase rising to the first floor and access to the lounge and dining area.

Lounge

11'1" x 19'3" (3.38m x 5.87m)

Enjoying far reaching views via a set of uPVC double glazed patio doors. There is a uPVC double glazed bay window to the front elevation, central heating radiator and log effect fire which is set into a complementary surround and hearth.

Conservatory

Enjoying far reaching views to the rear, the conservatory provides a useful additional reception space and is currently used as an office. Fitted with uPVC double glazed windows and a set of French doors which lead out to a raised decked area with glass surround.

Dining Room

11'10" x 8'10" (3.61m x 2.69m)

With a uPVC double glazed window to the front elevation, central heating radiator and understairs storage cupboard.

Kitchen

6'10" x 11'10" (2.08m x 3.61m)

Having a range of shaker style wall, drawer and base units with laminated work surfaces and tiled splashbacks. There is a 1.5 bowl stainless steel sink with side drainer and monobloc mixer tap, electric double oven, 4

ring gas hob, overhead extractor hood, plumbing for a washing machine and a uPVC double glazed window which overlooks the rear garden. A uPVC external door provides access to a raised flagged patio area. The central heating boiler is also housed within the kitchen.

FIRST FLOOR:

Landing

With loft access via a ceiling hatch.

Master Bedroom

13'8" max x 11'0" (4.17m max x 3.35m)

With a uPVC double glazed window to the front elevation, central heating radiator and bank of built in wardrobes which provide shelving, hanging and drawer storage space, alongside a fitted dressing table.

Bedroom 2

8'11" max x 11'2" (2.72m max x 3.40m)

With a uPVC double glazed window to the front elevation, central heating radiator and useful cupboard with hanging rail.

Bedroom 3

7'11" x 9'5" (2.41m x 2.87m)

With a uPVC double glazed window to the rear elevation which provides far reaching views and a central heating radiator.

Bedroom 4

7'11" x 5'9" (2.41m x 1.75m)

With a uPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

Furnished with a 3 piece suite briefly comprising of a low flush WC, vanity sink



unit with cupboard beneath and a P-shaped space saving bath with overhead shower and curved glass shower screen. There are 2 uPVC double glazed windows to the rear elevation, floor to ceiling tiling and a heated towel rail.

OUTSIDE:

To the front of the property there is a low maintenance paved patio area with small rockery and is framed in mature shrubs. A driveway stretches down the side of the property to the garage. To the rear of the property there is a landscaped garden which boasts a mixture of Indian paved patio areas and raised decked seating areas with integral storage underneath and glass balustrade surround. There is an electric remote controlled awning which provides shade during the summer months, outside tap and there is a mixture of lawned areas with mature shrub borders and rockery.

Garage

A single detached garage with double doors, electricity and uPVC double glazed window.

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.

DIRECTIONS:

Leave our Elland office travelling up Victoria Road bearing right on the bend as the road becomes Jepson Lane and in turn Long Wall. Continue to the junction and bear left onto

the B6114 Saddleworth Road and immediately right onto the B6113 Rochdale Road. Continue straight through the traffic lights continuing up the hill into Greetland Village. Take a left hand turning onto Sunnybank Road. Continue down Sunnybank Road where Templars Close can be found at the bottom. Continue forward onto Templars Close and follow the road around to the right where the subject property can be found towards the top of the cul-de-sac on the left hand side clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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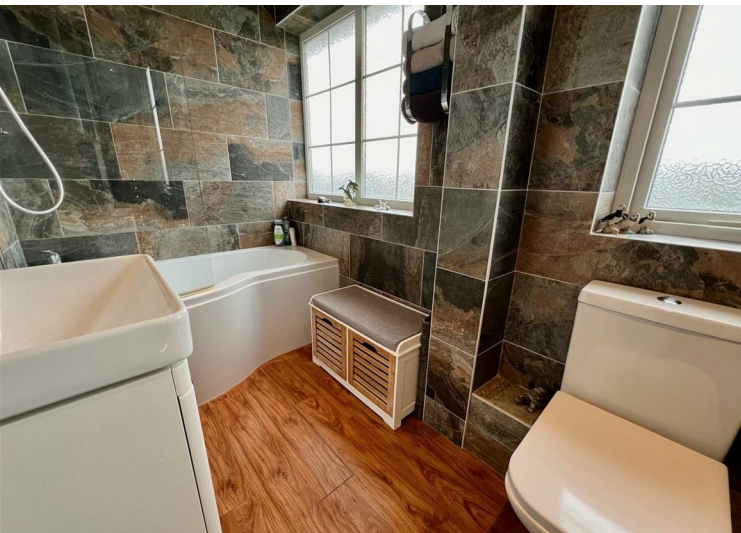
MORTGAGES:

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.**

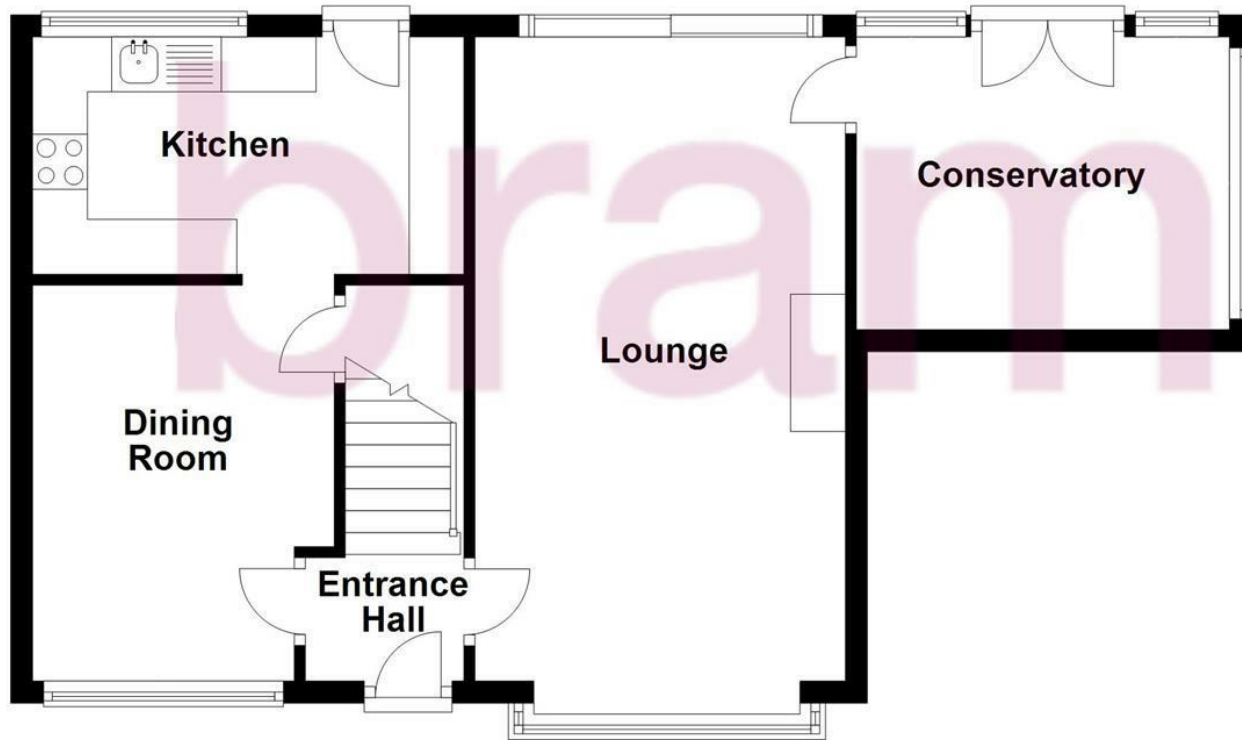
ONLINE CONVEYANCING SERVICES:

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.

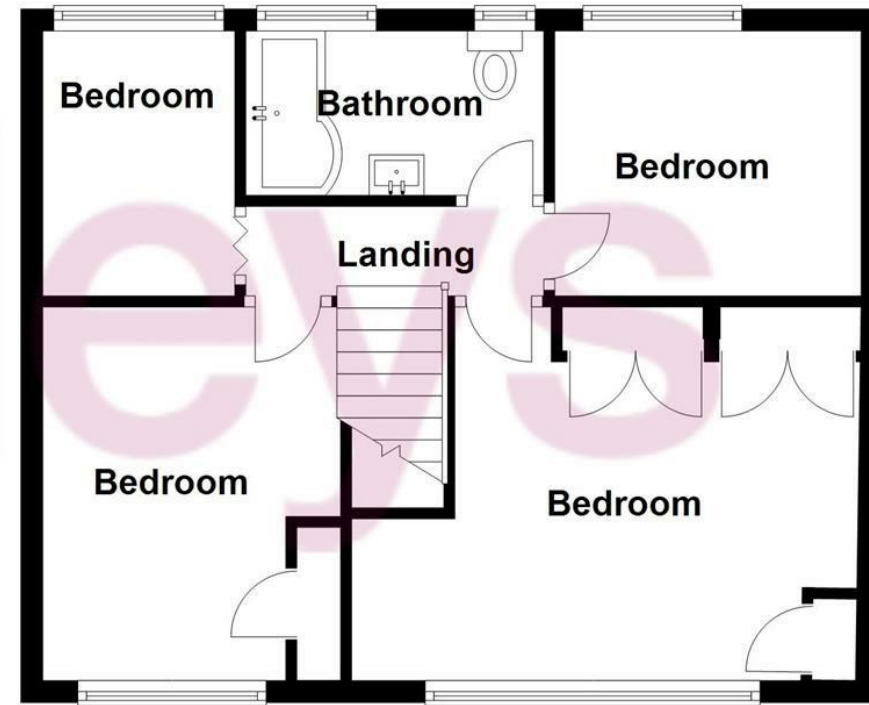




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	86
(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	

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 insitu 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

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