



29 Templars Close, Greetland, Halifax, HX4 8QE

£475,000

**bramleys**



This exceptional 5 double bedroomed detached property occupies a superb elevated position with far reaching views. Tucked away at the head of this cul-de-sac the property has been comprehensively upgraded by the present owners and offers a high standard of flexible spacious family living. Comprising in brief: entrance hall, 3 double bedrooms to the ground floor with shower room, open plan contemporary kitchen to the first floor, generous lounge being open plan to the conservatory, utility, 2 further bedrooms and an impressive modern house bathroom. Externally there are terraced gardens to rear with summerhouse and a spacious driveway to the front. An internal inspection is essential to appreciate the size and presentation of this unique property.







## GROUND FLOOR:

### Entrance Hallway

Having wood effect laminate flooring, central heating radiator and a built in storage cupboard.

### Bedroom 2

17'2 x 12'5 (5.23m x 3.78m)

A generously sized double bedroom having a central heating radiator and uPVC window.

### Bedroom 4

13'1 x 10'0 (3.99m x 3.05m)

Positioned to the front of the property and having a uPVC window, central heating radiator and a walk in dressing area.

### Bedroom 5

17'4 x 8'1 (5.28m x 2.46m)

Another generous room which could be utilised as a bedroom or reception room. Having a uPVC window to the front elevation and central heating radiator.

### Shower Room

A modern shower room servicing the ground floor bedrooms. Having a walk in shower unit with low flush wc and hand wash basin set to vanity storage. Having a ladder style heated towel rail and extractor.

## FIRST FLOOR:

### Living Area

22'1 x 21'9 max (6.73m x 6.63m max)

A fantastic open plan family living space having plenty of natural light, with 4 uPVC windows, the front benefitting from far reaching views and 2 central heating radiators.







### Kitchen Area

19'6 x 11'2 max (5.94m x 3.40m max)

A spacious and modern family breakfast kitchen having a range of contemporary matching wall and base units with quartz working surfaces and incorporating a breakfast bar. Having a 1.5 bowl stainless steel undermount sink, integrated dishwasher, double oven, built in microwave, 4 ring electric hob and fitted extractor canopy. Having space for an American style fridge/freezer, central heating radiator, uPVC window and being open plan to the conservatory.

### Conservatory

12'1 x 10'8 max (3.68m x 3.25m max)

A uPVC double glazed conservatory with glazed roof, currently used as a living dining area and enjoying views onto the gardens.

### Utility

8'1 x 4'6 (2.46m x 1.37m)

Fitted with base units and working surface and having space and plumbing for an automatic washing machine.

### Bedroom 1

17'2 x 14'2 max (5.23m x 4.32m max)

A generous double bedroom situated at the rear of the property with a walk in dressing areas, 2 uPVC windows and central heating radiator.

### Bedroom 3

15'8 x 10'5 (4.78m x 3.18m)

Having a uPVC window enjoying far reaching views to the front, with central heating radiator and wood effect laminate flooring.



### House Bathroom

A stunning and luxurious bathroom having a freestanding bathtub with mixer tap, double hand wash basins set to vanity and a large walk in shower enclosure which is tiled with thermostatic rain style shower. Having complementary tiling to the floor, a ladder style heated towel rail, uPVC window and extractor fan.

### OUTSIDE:

To the front of the property a generous driveway provides ample off road parking. Having access to both sides of the property leading to the rear. The gardens comprise of a range of tiered paved areas that extend from the side to the rear and to the rear is a modern summerhouse with bi-fold doors, power and light.

### 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 Elland via Victoria Road, proceed up the road and bear right on the bend continuing along Long Wall to the junction with Saddleworth Road. At the junction bear left onto Saddleworth Road and proceed down the hill to the traffic lights in West Vale, at the traffic lights continue straight ahead continuing along Saddleworth Road into the village of Greetland. After passing the junior and infant school on the left hand side make a right hand turning into Sunnybank Drive. Continue up Sunnybank Drive and at the junction at the top bear left onto Sunnybank Road, continue along this road which leads into Templars Close, bear immediately left and continue to the end of the cul-de-sac where the property can



be found to the right hand side and identified by a Bramleys for sale board.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

Band D

**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:**

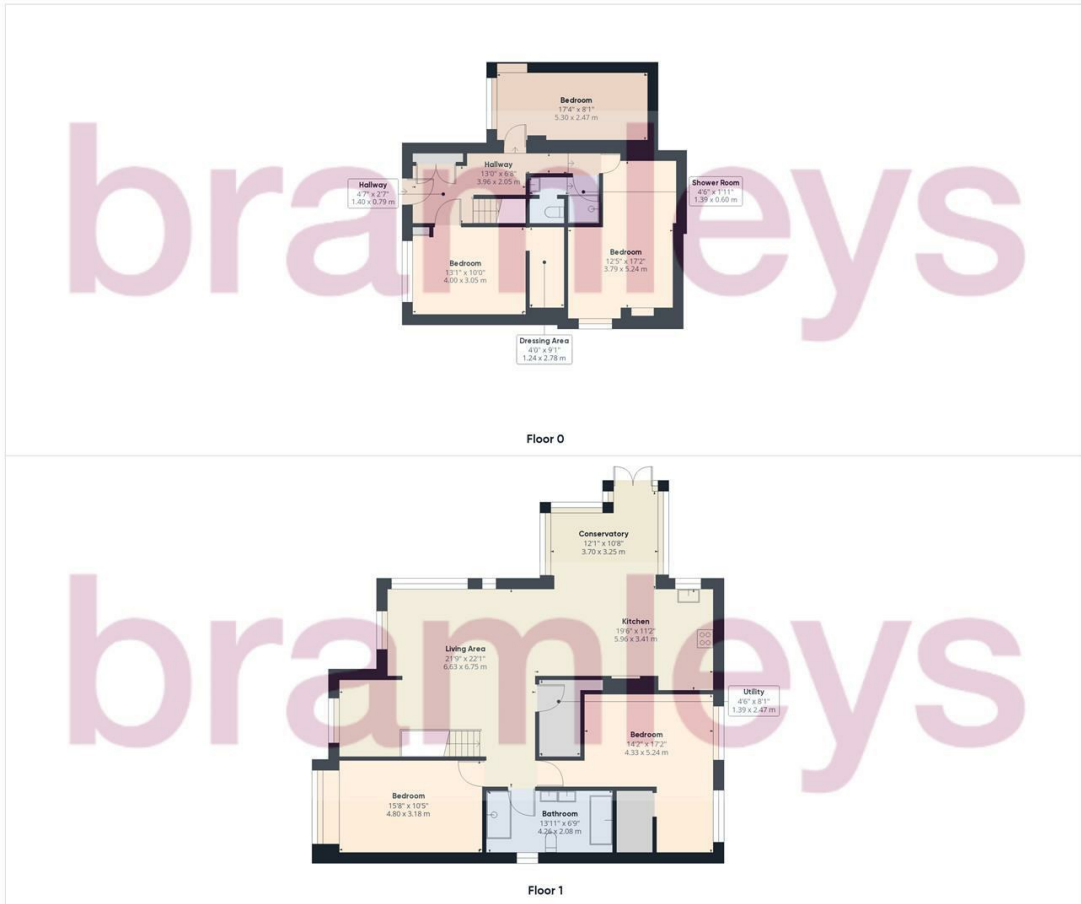
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Approximate total area<sup>(1)</sup>  
 1917.89 ft<sup>2</sup>  
 178.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

