



17 Trenance Gardens, Greetland, Halifax, HX4 8NN

£400,000

bramleys

This 4 bedroom, detached property is situated on the popular Trenance Gardens in this highly desirable semi-rural area of Greetland. Attracting superb far-reaching views to the rear, the property would provide an ideal purchase for those with a young and growing family. Located in the catchment area for the Greetland Academy, which Ofsted rated 'outstanding', the property boasts a magnificent dining kitchen with a wealth of integrated appliances. It is further enhanced by gas-fired central heating, uPVC double glazing, and has 2 ground floor double bedrooms with a shower room and 2 first floor double bedrooms with a bathroom. Only by a personal inspection can one truly appreciate the size, quality, and position of this outstanding family home.

Energy Rating: TBA





GROUND FLOOR:

Enter the property through a composite external door with sealed unit double glazed panels into:-

Entrance Hall

With solid oak flooring, a range of built-in storage cupboards. The main section of the hallway has a galleried landing above. Timber and glazed sliding doors give access to the lounge.

Lounge

17'9" max x 10'10" max (5.41m max x 3.30m max)

The flooring extends from the entrance hall into the living room. Also fitted with uPVC double glazed windows to the front and side elevations, 2 wall light points, ceiling coving and sunken LED lighting.

Dining Kitchen

21'9" x 11'10" (6.63m x 3.61m)

Comprehensively fitted with a range of high-quality solid wood wall and base units with granite work surfaces, the kitchen includes a range of integrated appliances. These include a 6

burner induction hob with an overhead contemporary style chrome and black glass extractor fan, a split-level double oven and grill, a dishwasher, and a 1.5 bowl Asterite sink unit with a Quooker Nordic mixer tap, set into a central island with granite work surfaces. There is Karndean style flooring, space for an American style fridge freezer, sunken LED lighting, and a set of sliding double-glazed patio doors that lead directly into the rear gardens and take full advantage of the far-reaching views.

Bedroom

10'3" x 11'9" (3.12m x 3.58m)

Peacefully situated to the rear of the property, with superb far reaching views, ceiling coving and a uPVC double glazed window.

Bedroom

11'10" x 9'9" (3.61m x 2.97m)

With a uPVC double glazed window, ceiling coving and fixture shelving.



Utility Room

8'2" x 7'7" (2.49m x 2.31m)

With a range of matching wall and base units, laminated work surfaces, part tiled walls and fully tiled floor. There is plumbing for a washing machine and inset stainless steel sink unit with mixer taps.

Shower Room

Furnished with a 3 piece white suite incorporating low flush WC, fully tiled shower cubicle and vanity wash bowl with chrome mixer taps and cupboards beneath. There is also full tiling to the walls and floor.

FIRST FLOOR:

Galleried Landing

Bedroom

12'2" x 8'3" (3.71m x 2.51m)

Having a uPVC double glazed window with views towards Bradley Hall golf club and built-in 6 door wardrobes which provide hanging and shelving facilities.

Bathroom

Furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash bowl with chrome mixer taps and cupboards beneath and Jacuzzi bath with overhead rainwater shower with additional hose and glazed shower screen. There is also full tiling to both the walls and floor, together with a uPVC double glazed window.

Bedroom

13'0" x 12'0" inc wardrobes (3.96m x 3.66m inc wardrobes)

With full width fitted six door wardrobes with hanging and shelving facilities. There are additional central drawer units and a uPVC double glazed window with far reaching views.

OUTSIDE:

There is a double width driveway, fitting up to 4 cars, which leads to the detached double garage. There are gardens on 3 sides of the property; the rear features a patio seating area, shaped lawned gardens, flower beds, and mature trees and bushes.

Double Garage

19'6" x 17'0" (5.94m x 5.18m)

With 2 separate up and over doors, together with power and light points.

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:

From our Elland office proceed up Victoria Road bearing right on the bend as the road becomes Jepson Lane and in turn Long Wall. At the junction with Saddleworth Road bear left and proceed down to the traffic lights in West Vale. At the traffic lights proceed straight ahead continuing along Saddleworth Road for approximately 1.5 miles. Trenance Gardens can then be found as a turning off to the right. Proceed up Trenance Gardens where the subject property can be found 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:

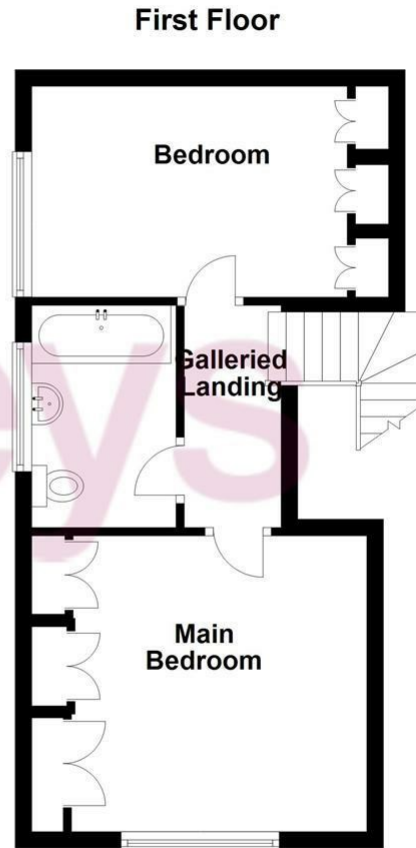
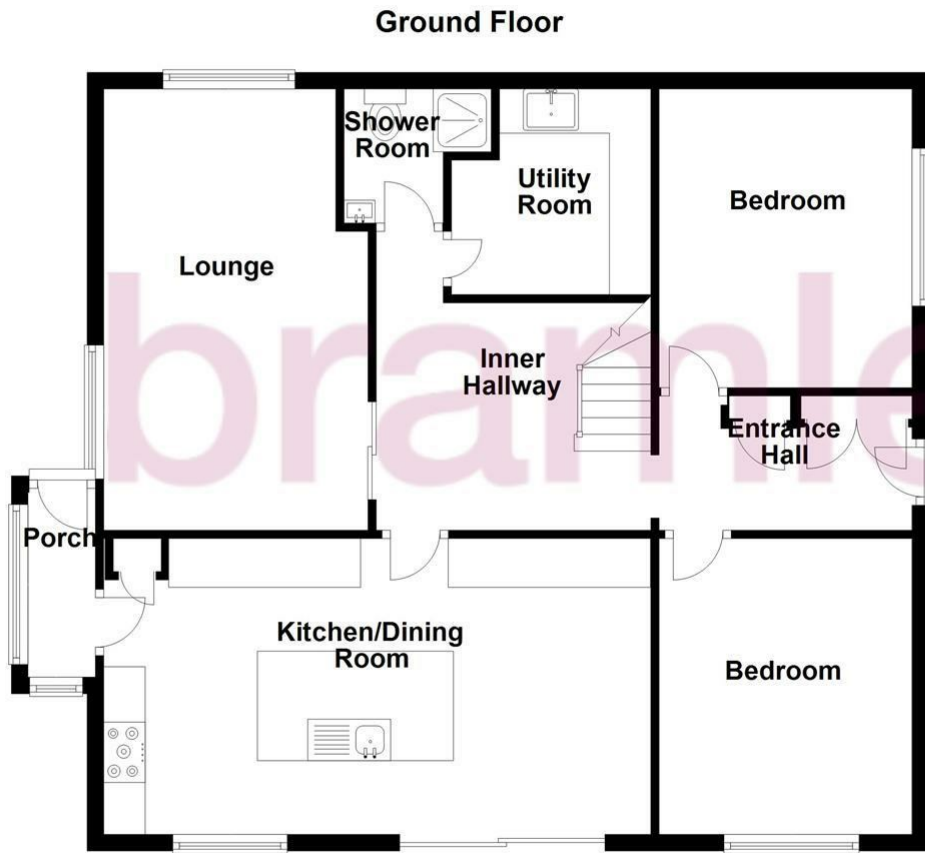
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS

Please call our Calderdale office to book a viewing on 01422 374811.







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

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

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