



The Nunnington Rochdale Road, Greetland, Halifax, HX4 8HE

£605,000

bramleys

LE23 XUS



A beautiful detached home with an integral garage and plenty of storage space, the four-bedroom Nunnington home is home that will suit any family.

Entering the Nunnington on the upper ground floor, you find a handy WC, and a useful Study. A spacious lounge with beautiful Juliet balcony patio doors allow lots of natural light and provide a fresh bright room for you to relax and unwind in. The integral garage is also accessible from the hallway.

The Nunnington boasts a wealth of cooking and dining space on the lower ground floor, with a fully fitted designer Symphony kitchen complete with stylish integrated appliances, including a dishwasher and fridge-freezer. Sleek French doors extend the Nunnington into the rear garden. A spacious fourth bedroom is next to a shower room and handy utility room complete with fitted base units and plumbing for a washing machine. Ascending to the first floor, the Nunnington presents a generous master bedroom, complete with a contemporary fully tiled en-suite bathroom featuring a stunning Ideal Standard three-piece suite. Bedrooms 2 & 3 located to the front of the property served by a half-tiled family bathroom.

The Nunnington 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.

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THE NUNNINGTON

UPPER GROUND FLOOR:

Lounge

23'6" x 12'0" (7.170 x 3.670)

Study

7'9" x 6'11" (2.370 x 2.120)

Cloakroom WC

3'5" x 6'8" (1.057 x 2.055)

LOWER GROUND FLOOR:

Kitchen / Dining Living Room

23'6" x 13'8" (7.170 x 4.170)

Utility

6'9" x 10'8" (2.070 x 3.270)

Bedroom 4

10'4" x 19'7" (3.170 x 5.970)

Shower Room

5'5" x 7'1" (1.670 x 2.170)

FIRST FLOOR:

Master Bedroom

17'4" x 13'10" (5.296 x 4.217)

En Suite

5'10" x 13'10" (1.781 x 4.217)

Bedroom 2

12'4" x 10'10" (3.783 x 3.312)

Bedroom 3

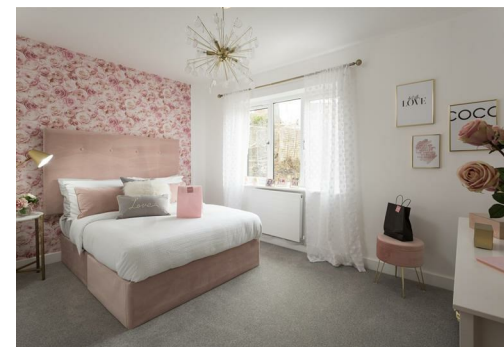
10'9" x 10'10" (3.294 x 3.312)

Bathroom

6'10" x 7'9" max (2.085 x 2.370 max)

Garage

10'4" x 19'7" (3.170 x 5.970)



INTERNAL FEATURES:

Stylish white panelled designer doors
White emulsion to walls and ceiling
Gloss to woodwork
Wardrobe to master bedroom
Chrome sockets throughout
High-efficiency combi boiler
Stelrad radiators with TRV controls
TV points and telecoms connections to three points
Cable in loft for potential aerial point
Security camera doorbell
Wired smoke alarms with battery backup
Wired security alarm, PIR sensors to downstairs
USB socket to master bedroom and kitchen

EXTERNAL FEATURES:

Solar Panels
Electric vehicle charging port
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
Turf to rear garden
External light to porch and rear
Patio to rear
External tap to rear
External socket to rear
Integral garage with socket
Driveway

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

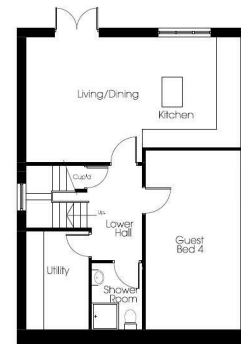
MORTGAGES:

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.

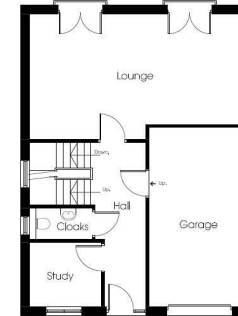
ONLINE CONVEYANCING SERVICES:

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.

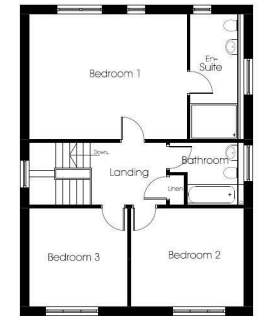
Nunnington Floor Plans



Lower Ground Floor



Upper Ground Floor



First Floor



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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