



The Harewood Calder Mews, Rochdale Road, Greetland, Halifax, HX4 8HE
£545,000

bramleys

MS22 OPL



The stunning Harewood is a spaciouly designed four-bedroom detached home in Greetland, Halifax.

Upon entering the Harewood you'll be welcomed into a bright hallway, off which lies the family room and a handy WC. The integral garage is also accessible from the hallway.

Downstairs you will find the stunning open plan kitchen, dining and living space. A stylish Symphony kitchen comes complete with integrated and energy-efficient appliances, and sleek French doors extend the living area into a spacious east-facing garden – perfect for serene Sunday mornings!

Upstairs, you'll discover four thoughtfully designed bedrooms brimming with the potential to really make them your own; a beautiful master bedroom served by a beautiful three-piece en-suite bathroom.

Off the landing sits a stylish family bathroom complete with half-height tiling and a sleek Ideal Standard three-piece suite, including a heavenly bath with an intelligent water-saving design.

The Harewood 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.

Calder Mews is currently selling from Bramleys estate agent in Elland, Halifax, HX5 0PU. Request an appointment today.

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



○ HAREWOOD	● KEDLESTON
● HERTFORD	● WHIRLOW
● NUNNINGTON	● ASCOT



THE HAREWOOD

UPPER GROUND FLOOR:

Cloakroom WC

3'6" x 9'4" (1.070 x 2.860)

Family Room

20'10" x 10'11" (6.370 x 3.347)

LOWER GROUND FLOOR:

Living Area

20'10" x 10'8" (6.370 x 3.270)

Dining Kitchen

17'7" x 13'0" (5.370 x 3.970)

Utility

7'5" x 5'4" (2.270 x 1.651)

FIRST FLOOR:

Master Bedroom

13'0" x 13'4" (3.970 x 4.070)

En Suite

9'8" x 4'3" (2.955 x 1.318)

Bedroom 2

13'0" x 10'10" (3.970 x 3.307)

Bedroom 3

7'6" x 8'6" (2.307 x 2.601)

Bedroom 4

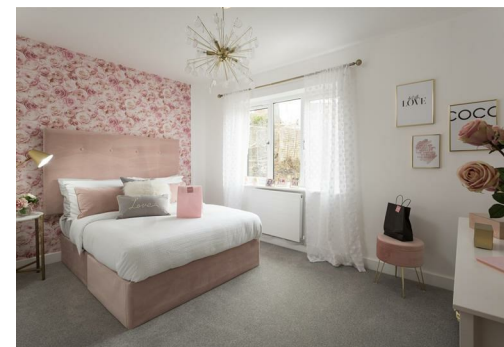
7'6" x 10'10" (2.307 x 3.307)

Bathroom

5'4" x 9'8" (1.646 x 2.970)

Garage

13'0" x 19'7" (3.970 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.

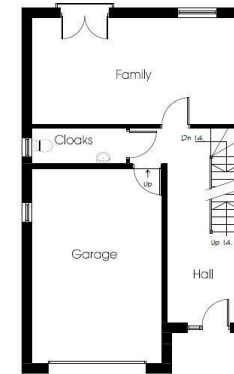
ONLINE CONVEYANCING SERVICES:

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.

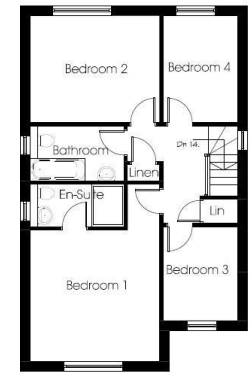
Harewood Floor Plans



Lower Ground



Upper Ground



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

Huddersfield | Halifax | Elland | Mirfield

