

MARSH & MARSH PROPERTIES

1 Carriage House, The Carriage Drive, Greetland, HX4 8ER

£375,000



****ATTENTION ALL PROFESSIONAL COUPLES, RETIREES & DOWNSIZERS**** A stunning TWO DOUBLE BEDROOM luxury ground floor apartment tucked away within an exclusive development in the highly sought-after area of Greetland. Built in 2019 to a high specification throughout, this beautifully presented home offers spacious and stylish accommodation with quality fixtures and fittings, underfloor heating to both ensuites, and impressive open-plan living ideal for modern lifestyles. Perfectly positioned within close proximity to local amenities, highly regarded schools, countryside walks, and with quick and easy access to the M62 motorway, this exceptional property combines convenience with a peaceful semi-rural setting. Internally, the property comprises an entrance hall, an impressive open-plan dining kitchen and lounge, two spacious double bedrooms both benefiting from luxurious en-suite facilities, a utility room, and a cloakroom. Externally, the apartment enjoys a private Yorkshire stone flagged patio with glass balustrade and far-reaching hillside views, along with two allocated parking spaces. An internal inspection is strongly advised to fully appreciate the quality, space, and setting this fantastic home has to offer.

Service Charge & Ground Rent - £ 1,100 per annum

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ENTRANCE HALL



A welcoming entrance hall featuring a composite front door with windows, tiled flooring, and sensor-activated ceiling spotlights. This space provides access into the open-plan living accommodation.

DINING KITCHEN 4.7 x 6.3m (15'5 x 20'8)



An impressive open-plan dining kitchen fitted with a modern range of units and integrated appliances including a tall fridge and tall freezer as well as a built in induction hob, extractor fan, oven, and microwave. A central island unit incorporates a sink with chrome mixer tap, integrated dishwasher, storage, and seating for two, while a further breakfast bar also provides further seating

space. Additional features include tiled flooring, ceiling spotlights, a radiator, a UPVC window, and a cupboard housing the combination boiler.



LIVING ROOM 4.8 x 8.4m (15'7 x 27'4)





A spacious and beautifully presented lounge featuring a useful storage cabinet, radiator, and bi-folding doors opening onto the patio area and taking full advantage of the far-reaching hillside views.

BEDROOM ONE 4.7 x 3.6m (15'5 x 11'9)



A generously sized double bedroom with full-length fitted wardrobes featuring sliding mirrored doors, a radiator, a UPVC window, and UPVC patio doors opening out towards the patio with stunning hillside views.

EN-SUITE



A luxurious four-piece suite comprising a freestanding bath with tiled splashback, a large walk-in glass shower cubicle with rainfall and handheld power shower, wall-mounted toilet, and a wall-mounted wash basin. Additional features include fitted mirrored storage cabinets with lighting, two modern towel radiators, tiled flooring with underfloor heating, ceiling spotlights, and an extractor fan.

BEDROOM TWO 4.4 x 4.6m (14'5 x 15'1)



A further spacious double bedroom featuring fitted mirrored wardrobes, a radiator, ceiling spotlights, and a UPVC window.

EN-SUITE



A stylish three-piece en-suite comprising a walk-in shower with glass screen, rainfall and handheld shower, a low-flush toilet, and a vanity sink unit. Finished with tiled flooring incorporating underfloor heating, partial wall cladding, a modern towel radiator, a mirrored cabinet, and an extractor fan.

UTILITY

A useful utility room with space and plumbing for both a washing machine and a dryer. Finished with tiled flooring, ceiling spotlights, and an extractor fan.

CLOAKROOM

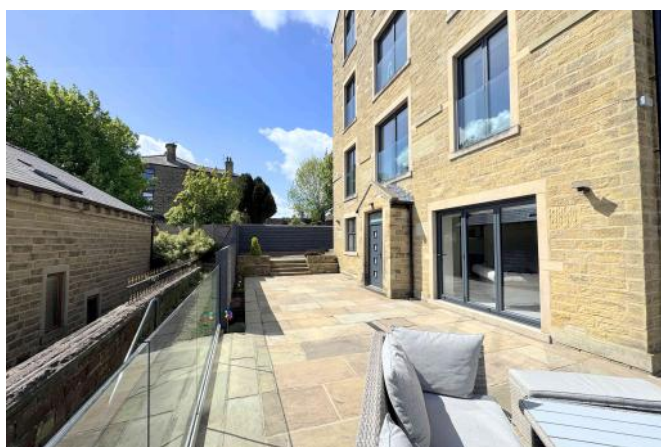


Convenient cloakroom comprising a low-flush toilet and a hand wash basin, complemented by tiled flooring, ceiling spotlight, and an extractor fan.

EXTERNAL

The property enjoys a private Yorkshire stone flagged patio with glass balustrade and far-

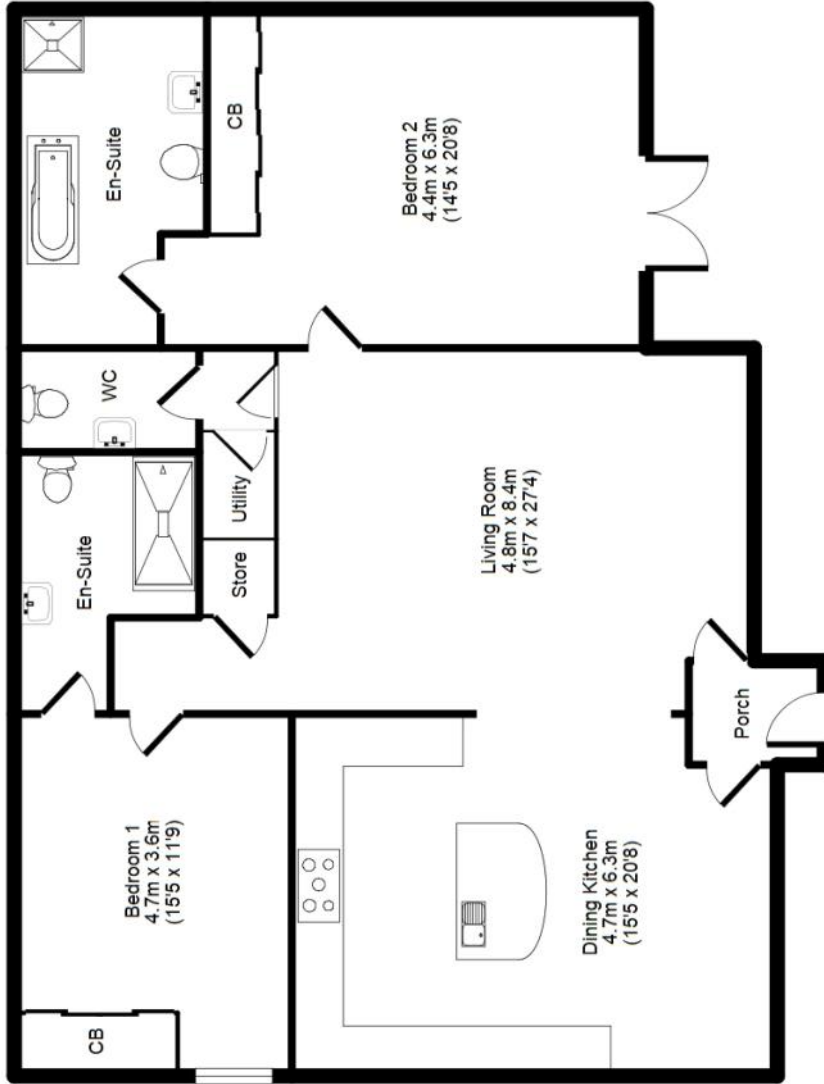
reaching hillside views, providing an excellent outdoor seating space. To the front of the building are two allocated parking spaces together with a communal bin store.





Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 129 sq. m / 1390 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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