







29 Templars Close, Halifax, HX4 8QE

£425,000

A deceptively spacious, five bedroom, family home in the heart of Greetland. Tucked away on this quiet cul-de-sac this modern and contemporary house offers five spacious double bedrooms and a stylish open plan living/dining kitchen. Externally there are low maintenance gardens with a well proportioned garden room with power and light which lends itself for use as a home office, studio or social space.

The accommodation, in brief, comprises: Entrance hall, bedrooms two, four and five and shower room to the ground floor. On the first floor is the lounge, breakfast kitchen, sun room and utility room aswell as two further bedrooms and the house bathroom. There is driveway parking for two cars to the front of the property and a tiered patio and lawn garden with spacious garden room which benefits from both power and light to the rear.

Ground Floor

Entrance Hallway



Cupboard. Radiator. UPVC double glazed door to front elevation.

Bedroom Two 12'6" max x 18'2" (3.812 max x 5.546)



Radiator. UPVC double glazed window to side elevation.

Bedroom Four 9'0" x 13'2" (2.759 x 4.023)



Walk in wardrobe. Radiator. UPVC double glazed window to front elevation.

Bedroom Five 7'7" x 16'8" (2.330 x 5.103)



Radiator. UPVC double glazed window to front elevation.

Shower Room



Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator. Extractor fan.

First Floor

Lounge 16'3" x 21'11" max (4.961 x 6.698 max)



Open plan to kitchen. Two radiators. UPVC double glazed windows to front and side elevations.

Breakfast Kitchen 9'4" x 17'10" (2.860 x 5.441)



Fitted kitchen with wall and base units. Stainless steel under counter sink. Electric oven. Electric hob. Plumbing for dishwasher. Integrated microwave. Radiator. UPVC double glazed window to side elevation.

Sun Room 7'11" x 13'4" (2.417 x 4.078)



UPVC double glazed windows and French doors leading to the garden.

Utility Room 4'6" x 8'2" (1.381 x 2.504)



Base units. Plumbing for washing machine. Loft access.

Bedroom One 9'11" x 14'5" + 6'7" x 7'2" (3.028 x 4.405 + 2.017 x 2.196)



Radiator. Walk in wardrobe. Two UPVC double glazed windows to rear elevation.

Bedroom Three 10'5" x 15'6" (3.188 x 4.741)



Radiator. UPVC double glazed window to front elevation.

Bathroom



Two wash hand basins. Low flush W.C. Free standing bath. Walk-in shower. Towel radiator. UPVC double glazed window to side elevation.

External



Tiered patio and lawn garden with spacious garden room which benefits from both power and light.

Parking

Driveway parking for two cars. Externally Fitted Electric Car Charger.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates .

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

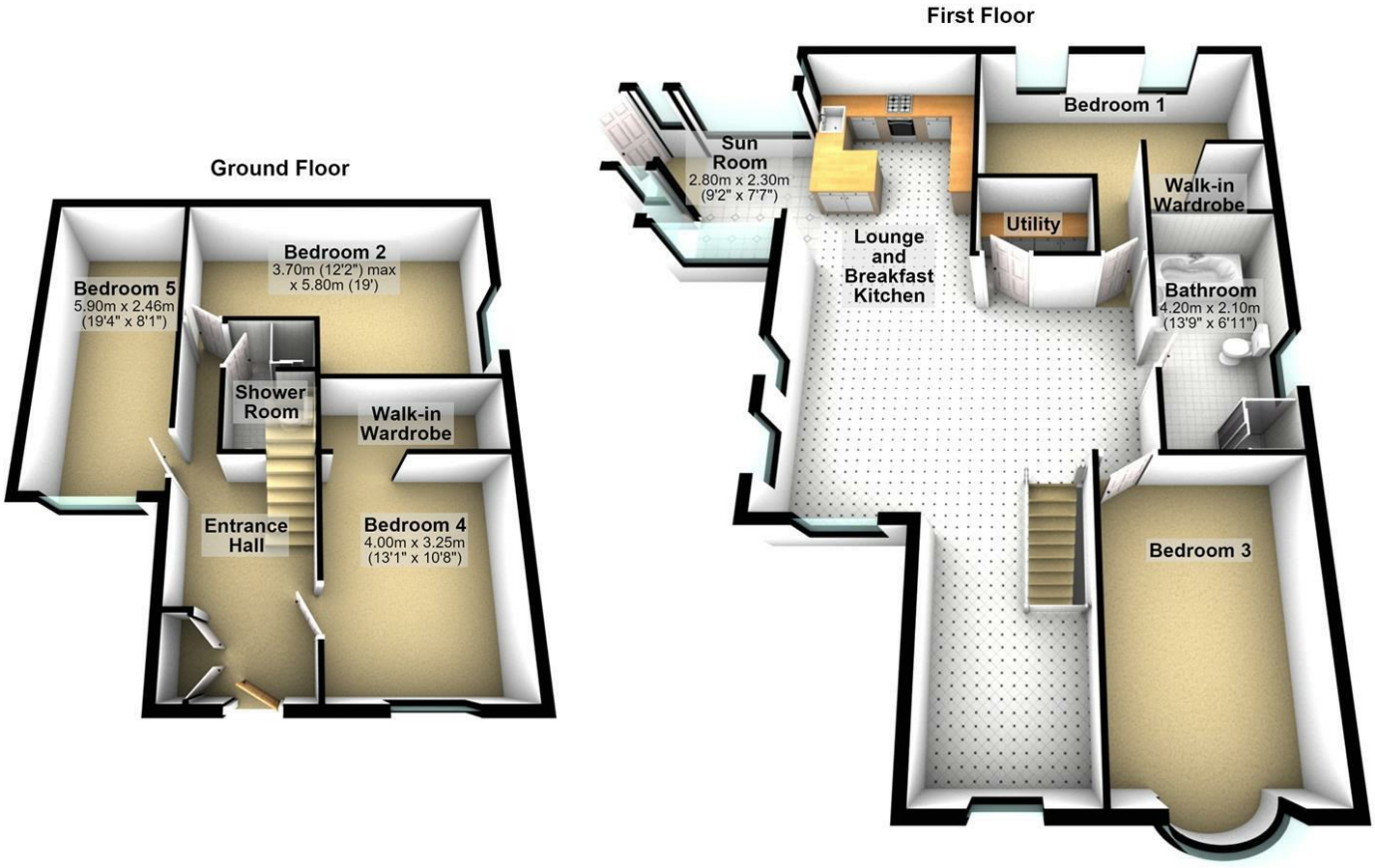
Boundaries & Ownerships

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.

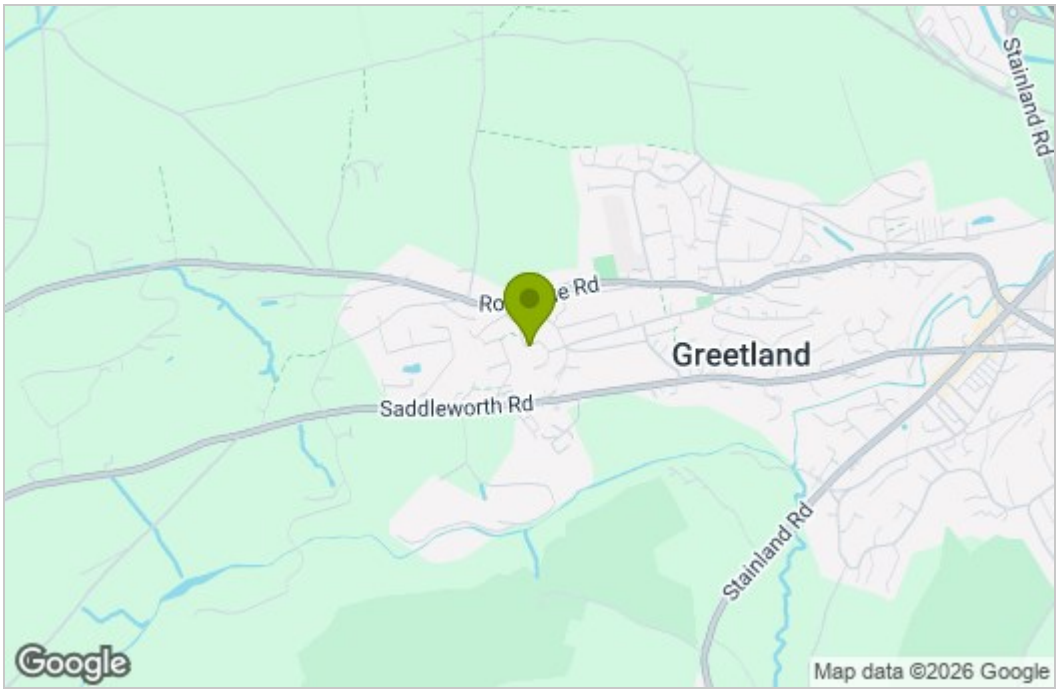
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

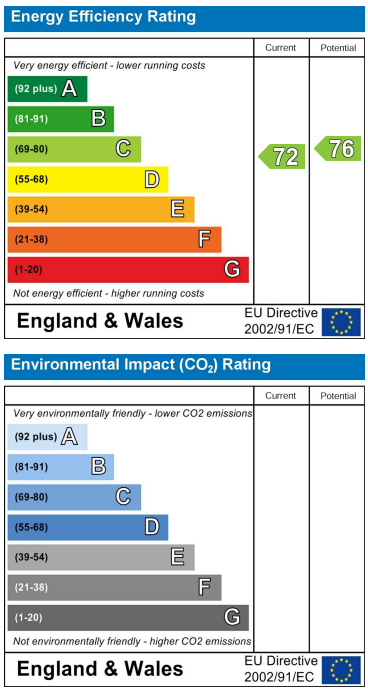
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 St Pauls Buildings Southgate, Elland, HX5 0EX
Tel: 01422370320 Email: www.dawsonestates.co.uk