



Calder Mews, Greetland, HX4 8HE
Prices From £365,000

E & H
Edkins Holmes
ESTATE AGENTS

Spread over three spacious floors, the Burlington is a unique four-bedroom family home brimming with character, individuality, and opportunity. Entering on the ground floor, you'll find an integral garage with convenient internal access, a guest WC, and a handy linen cupboard before making your way into the spacious open-plan kitchen and dining area which lines the rear of the home.

The Burlington's beautiful U-shaped Symphony kitchen comes complete with integrated and energy-efficient appliances, and sleek French doors extend the dining area into the rear garden. Ascending to the first floor, you'll be welcomed by a well-lit lounge which sits to the rear of the home before making your way round to a sizeable double bedroom at the front. A second storage cupboard lines the hallway, and there is even enough room for a cosy little nook on the spacious landing.

On the Burlington's third floor sits three bedrooms; two spacious rooms to the rear of the home, and one enviable master suite to the front which is served by a sleek en-suite. The roomy landing also leads to a stylish family bathroom complete with half-height tiling, and a beautiful three-piece Ideal bathroom suite including a heavenly bath with an intelligent water-saving design.



To the Ground Floor:

Dining Kitchen 17'2" x 11'6" (5.24 x 3.53)

Cloakroom 3'1" x 6'4" (0.94 x 1.94)

Integral Garage 10'1" x 20'2" (3.09 x 6.16)

To the First Floor:

Lounge 17'2" x 11'6" (5.24 x 3.53)

Bedroom Four 10'3" x 14'6" (3.13 x 4.44)

To the Second Floor:

Master Bedroom 13'11" x 10'0" (4.25 x 3.07)

En-Suite 6'5" x 5'8" (1.98 x 1.74)

Bedroom Two 7'11" x 10'10" (2.43 x 3.32)

Bedroom Three 9'0" x 10'1" (2.75 x 3.08)

Bathroom 7'4" x 6'4" (2.26 x 1.95)

Garage

Integral Garage

Driveway

Garden

Enclosed rear garden.

Plot Availability/Pricing

Plot 12 £375,000 - RESERVED

Plot 13 £365,000

Plot 14 £380,000 - RESERVED

Plot 15,16,& 17 TBC (due for completion late 2025)

Additional Information

Whilst being completed to an excellent standard throughout there is the option to upgrade various fixtures and fittings within the property including kitchen and bathroom options.

About the Area:

Discover the Charm of Greetland:

Nestled in the picturesque Calderdale Valley, Greetland, HX4, offers the perfect blend of tranquility and convenience. This sought-after location boasts a rich history, stunning natural landscapes, and a vibrant community spirit.

Location & Connectivity: Greetland is strategically positioned just a short drive from the bustling town of Halifax, providing easy access to excellent road and rail links. Whether commuting to Manchester or Leeds, or exploring the scenic Yorkshire countryside, Greetland serves as an ideal base.

Community & Lifestyle: Greetland is renowned for its welcoming community, offering a safe and friendly environment for families and individuals alike. The area is home to well-regarded schools, local shops, cosy pubs, and a variety of leisure activities that cater to all ages.

Outdoor Living: Surrounded by rolling hills and lush green spaces, Greetland is a haven for outdoor enthusiasts. Enjoy leisurely walks along the Calderdale Way, cycle through scenic trails, or simply relax in one of the many parks and gardens.

Historical Charm: With its quaint stone cottages and historic buildings, Greetland exudes charm and character. The area is steeped in history, offering a glimpse into its industrial past while providing modern amenities for contemporary living.

Ideal for Modern Living: Whether you're seeking a peaceful retreat or a vibrant community, Greetland, HX4, offers the best of both worlds. Come and experience the unique charm and unbeatable location that make Greetland a truly desirable place to call home.

New Build Disclaimer

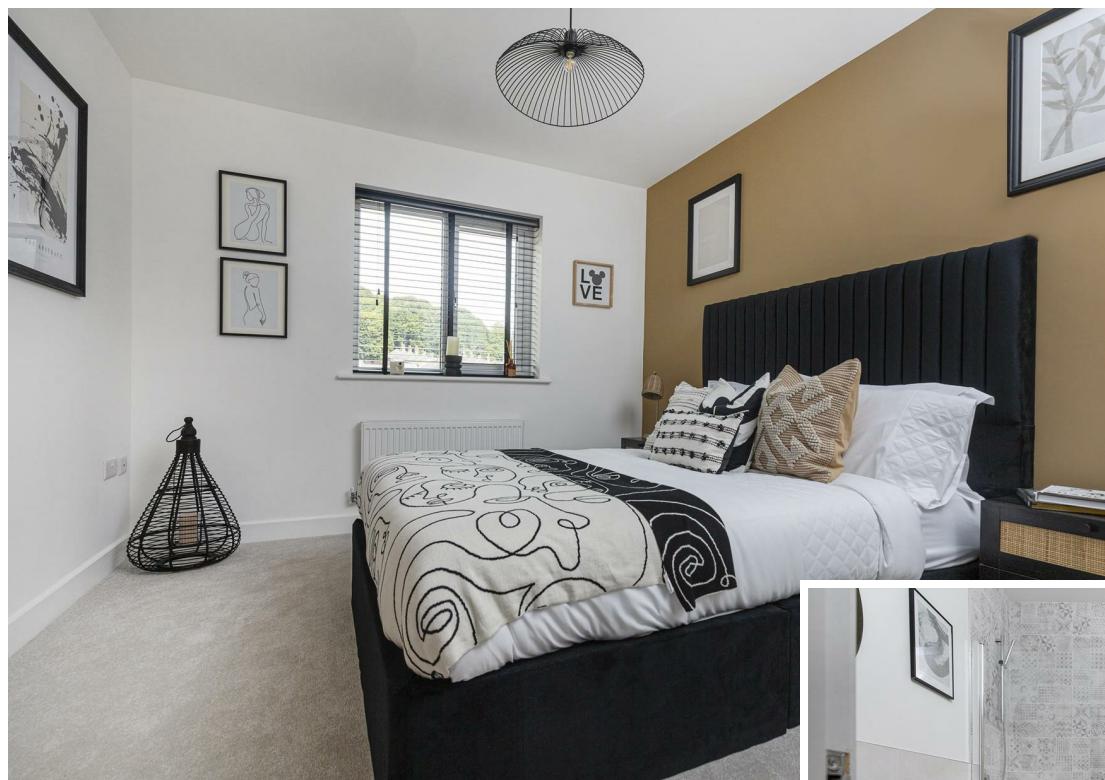
It is only possible to convey a general impression of the layouts and configuration of the property on a schematic publication of this sort. We operate a policy of continuous

product development and consequently, there may be material differences evident between the layout / specification / configuration / sizes depicted and that are achieved in the finished property. Please do not hesitate to speak with a member of our team to confirm the exact layout / specification / configuration during the sale period. Please note all details are subject to change. Images are for illustrative purposes only.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





CALDER MEWS



Plot 12 & 14 (plot 14 is a mirror image of this floorplan)

