



Scar Bottom Lane, Halifax, HX4 8PG
£540,000

E&H Edkins Holmes
ESTATE AGENTS

Old Mill Bottom, Greetland – Exclusive New Build Development

Welcome to Old Mill Bottom, an exclusive collection of just six luxury townhouses nestled in the heart of Greetland. Offering a choice of four and five bedroom homes, this bespoke development combines contemporary design with superior quality throughout.

Each property has been thoughtfully designed for modern family living, boasting:

- Spacious open-plan dining kitchens fitted with high-spec units, integrated appliances and sleek finishes, with bi-fold doors opening onto the landscaped garden – perfect for entertaining.
- Elegant en-suite bedrooms, alongside generous family bathrooms.
- Practical features including a utility room and cloakroom.
- Integral garage and private driveway parking.



To the Ground Floor:

Entrance Hall

Access to integral garage. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. UPVC double glazed window to front elevation.

Lounge

Inset wall mounted electric fire. Ceiling spotlights. Radiator. UPVC double-glazed window unit set within a stone mullion surround, to rear elevation.

To the Lower Ground Floor:

Occasional Room

Ideal space for a home office, cinema room or playroom. Underfloor heating.

Living / Dining Kitchen

Fitted kitchen with a range of wall and base units. Breakfast bar. Granite work surfaces. One bowl, composite, undercounter sink. Eye level electric oven and integrated combination microwave,. Bora induction hob with downdraft extractor. Integrated dishwasher. Integrated full height fridge and freezer. Underfloor heating. Ceiling spotlights. UPVC double glazed Bi-fold doors to rear elevation.

Cloakroom / Utility Room

Wall and base units. Plumbing for washing machine. Cupboard housing water tank. Wash hand basin. Low flush W.C. Underfloor heating.

To the First Floor:

Landing

Stairs leading from Entrance Hall. Stairs leading to Second Floor.

Master Bedroom

Radiator. UPVC double-glazed window unit set within a mullion surround, to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two

Radiator. UPVC double-glazed window unit set within a stone mullion surround, to front elevation.

Bedroom Three

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Partially tiled. Towel radiator. Extractor fan.

To the Second Floor:

Bedroom Four

Radiator. Two skylights.

Bedroom Five

Under eaves storage. Radiator. UPVC double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Towel radiator.

Garage

Power. Light.

Parking

Driveway.

Rear Garden

Enclosed lawn and patio garden.

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

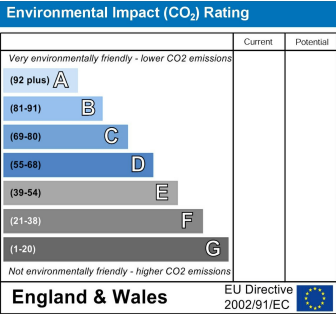
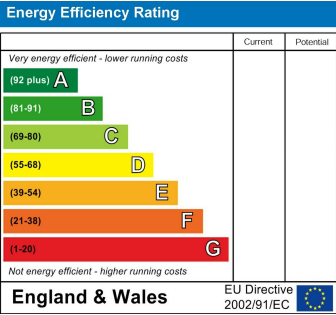
The three words designated to this property is:
tigers.land.spell

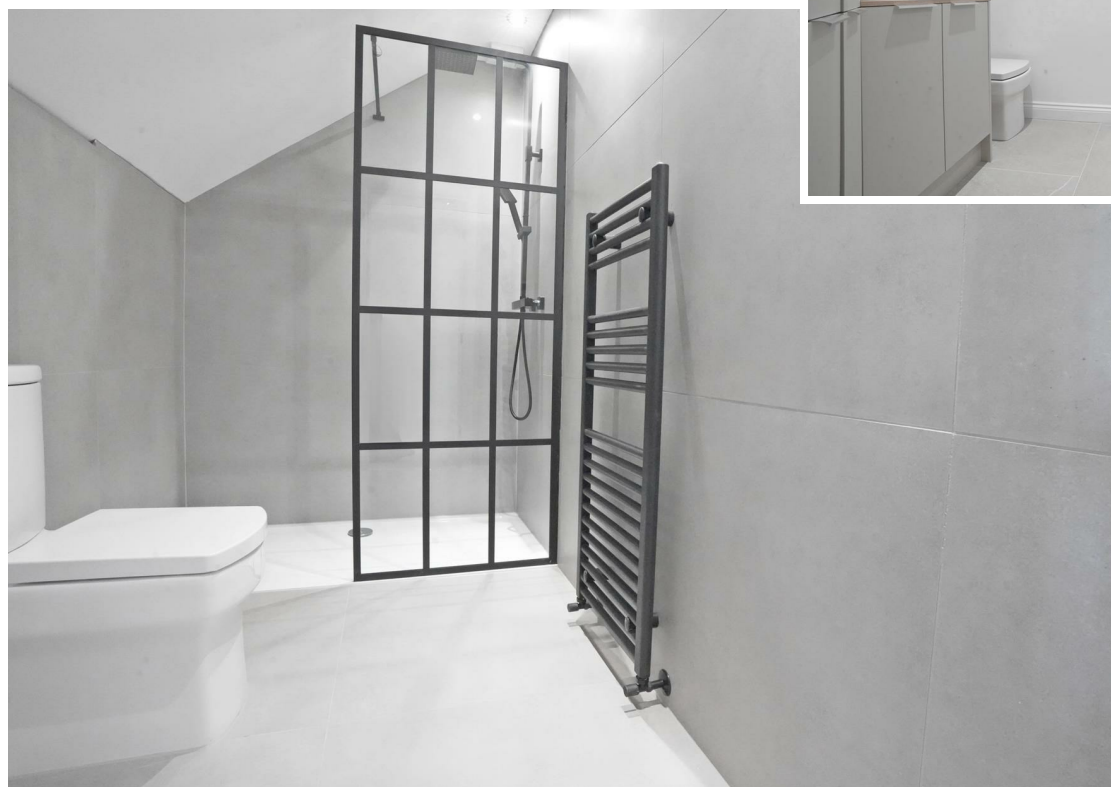
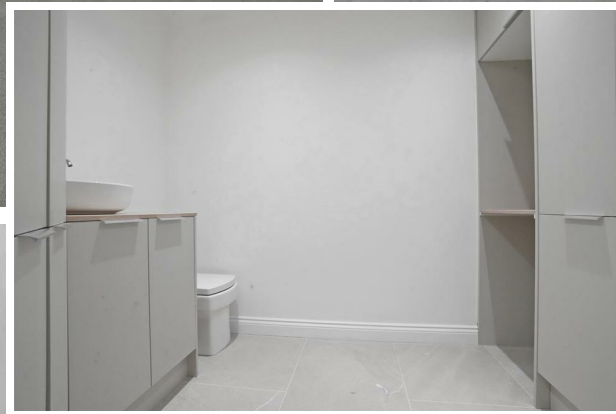
Please Note

The images shown are of plot 3.

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







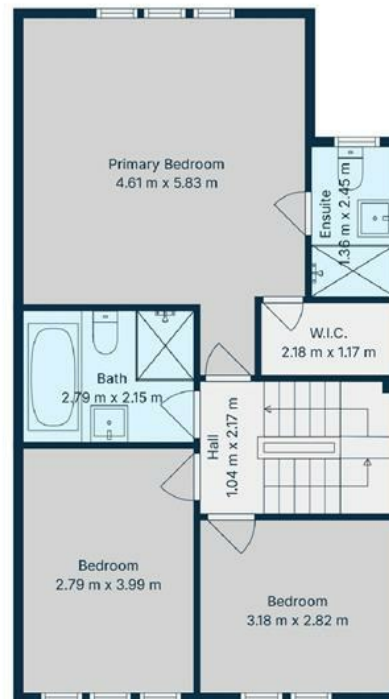
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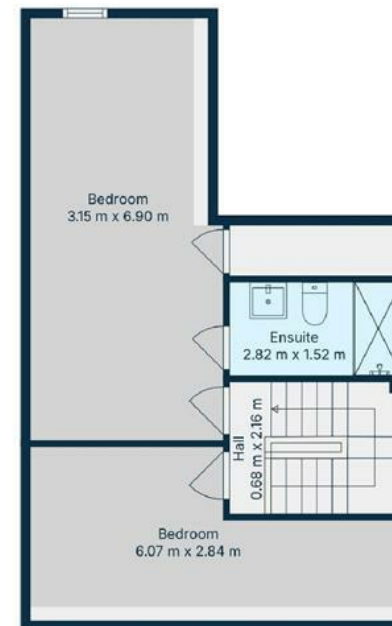
Floor 1



Floor 2



Floor 3



Floor 4

TOTAL: 227 m2

BELOW GRADE: 62 m2, Ground floor: 63 m2, 1st floor: 64 m2, 2nd floor: 38 m2
 EXCLUDED AREAS: HALL: 6 m2, LOW CEILING: 3 m2, UNDEFINED: 1 m2,
 WALLS: 15 m2

Measurements deemed highly reliable but not guaranteed.

