Hazelwood Place, Halifax, HX4 8EX
£610,000

Edkins & Holmes
ESTATE AGENTS

The Whirlow is a stunning four-bedroom detached family home with an outstanding specification in Greetland, Halifax. It includes an enhanced specification that includes Solar Panels, Integrated Appliances and many other amazing features as standard.

Entering on the ground floor, the Whirlow welcoming hallway leads to the home's spacious family room, a guest WC and a utility room with fitted base units and plumbing for a washing machine. The garage is accessible from the hallway also.

On the first floor you'll find an exceptional open plan kitchen and dining area perfect for socialising, featuring a stylish fitted Symphony kitchen with a breakfast bar and high-tech integrated appliances, with sleek French doors that lead from the Garden room to the rear garden. Next to the kitchen is a beautiful spacious lounge with a large window for plenty of natural light and completing the middle floor is a handy study located at the front of the property.

The Whirlow's top floor comprises four unique bedrooms perfect for a growing family; a generous single bedroom, two double bedrooms and an enviable master suite served by a half tiled en-suite bathroom. Along the hallway lies a spacious family bathroom with half-height tiling and an Ideal Standard three-piece suite, and a handy linen closet neatly tucked away beside bedroom three.

The Whirlow 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.

E TYPE KEY

HAREWOOD	NUNNINGTON	WHIRLOW
HERTFORD	KEDLESTON	ASCOT

CALDER MEWS

PHASE II

EXCELLENCE COLLECTION

KITCHEN

- Premium Symphony kitchen with soft-close cabinets & drawers
- Double integrated oven, fridge freezer & dishwasher
- 40mm worktop with upstand
- Induction hob & cooker hood
- Stainless steel 1.5 bowl sink with mixer tap
- Contemporary under-cabinet downlights
- Easy access USB socket

OPTIONAL UPGRADES

- Integrated microwave/oven combi
- Composite sink
- Wine cooler
- Quartz worktop

BATHROOM

- Premium Ideal Standard three-piece bathroom suite
- Polished chrome over-bath shower and glass screen
- Polished chrome heated towel rail
- Vanity unit
- Polished chrome downlights
- Half-height wall tiling

OPTIONAL UPGRADES

- ***W/C*** - Premium tile choices
- ***Bathroom*** - Full-height tiling
- ***Bathroom*** - Rainfall shower head
- ***Bathroom*** - Shaver/charger socket

W/C

- Premium Ideal Standard two-piece suite
- Stylish semi-pedestal basin
- Polished chrome downlights

EN-SUITE

- Premium Ideal Standard three-piece bathroom suite
- Rain-head shower with low-profile shower tray
- Vanity unit
- Polished chrome downlights
- Full-height wall tiling to shower area
- Convenient haver/charger socket

OPTIONAL UPGRADES

- ***En-Suite*** - Premium tile choices
- ***En-Suite*** - Full-height tiling
- ***Utility*** - Quartz worktop
- ***Utility*** - Washer/dryer
- ***Utility*** - Stainless steel sink

UTILITY*

- Luxurious Symphony fitted base units
- 40mm worktop with upstand
- Plumbing for washer/dryer

SOLAR PANELS

- State-of-the-art solar panels
  - *2.87kW Solar System, including seven panels*
  - *With regards to environmental impact, your panels represent a lifetime savings equal to 10,041 miles of driving, 13,700kg of CO2 emissions eliminated, or 104 trees planted*
  - *Annual estimated savings of £1,080***

OPTIONAL UPGRADES

- Power storage batteries
  - *Amplify the cost & energy efficiency of your panels*
  - *Provide a source of backup power, increasing your energy independence*

*Please speak with a sales advisor to confirm the specification of each plot during the sale period. Please note all details are subject to change.
**Annual savings could increase if tariffs and energy prices increase.

CALDER MEWS

PHASE II

EXCELLENCE COLLECTION

INTERNAL FEATURES

- Stylish white panelled designer doors
- White emulsion to walls and ceiling
- Gloss to woodwork
- 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
- Wired smoke alarms with battery backups
- USB socket to master bedroom & kitchen
- Wardrobe to master bedroom

OPTIONAL UPGRADES

- Oak doors throughout
- Flooring throughout
- Additional chrome sockets
- Additional TV & telecoms points

EXTERNAL FEATURES

- Electric vehicle charging port
- Intelligent & highly efficient double glazing
- Anthracite colour window frames (white on the inside)
- Black front door with chrome letterplate
- French doors to rear
- Low-maintenance soffits and fascias
- Electric garage door
- Turf/soft landscaping to front garden
- External light to porch and rear
- Patio to rear
- External tap to rear
- External socket to rear
- Turf to rear
- Security camera doorbell

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To the Lower Ground Floor:

Family Room 24'2" x 9'8" (7.390 x 2.965)

Utility Room 12'11" x 6'11" (3.940 x 2.120)

Cloakroom 3'0" x 8'11" (0.920 x 2.727)

Garage 16'1" x 20'1" (4.922 x 6.145)

To the Upper Ground Floor:

Kitchen 10'11" x 13'0" (3.345 x 3.970)

Dining/Garden Room 13'0" x 7'6" (3.970 x 2.295)

Lounge 16'2" x 16'10" (4.949 x 5.155)

Study 7'8" x 8'11" (2.349 x 2.727)

To the First Floor:

Master Bedroom 13'6" x 17'2" (4.122 x 5.255)

En-Suite 4'3" x 11'7" (1.296 x 3.545)

Bedroom Two 9'10" x 12'7" (3.003 x 3.842)

Bedroom Three 7'5" x 11'10" (2.286 x 3.632)

Bedroom Four 7'9" x 8'9" (2.383 x 2.679)

Bathroom 5'11" x 8'9" (1.818 x 2.679)

Plot Availability/Pricing
Plot 34 & 36 £610,000

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
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.
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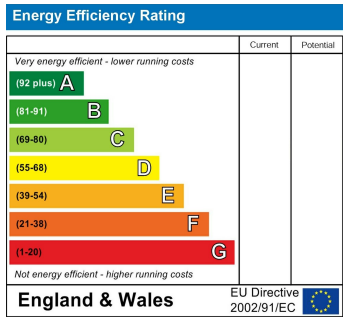

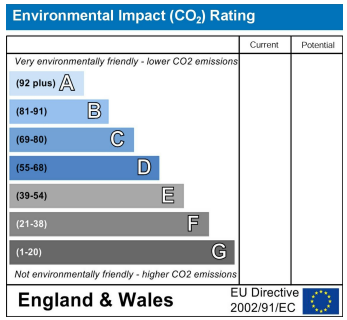

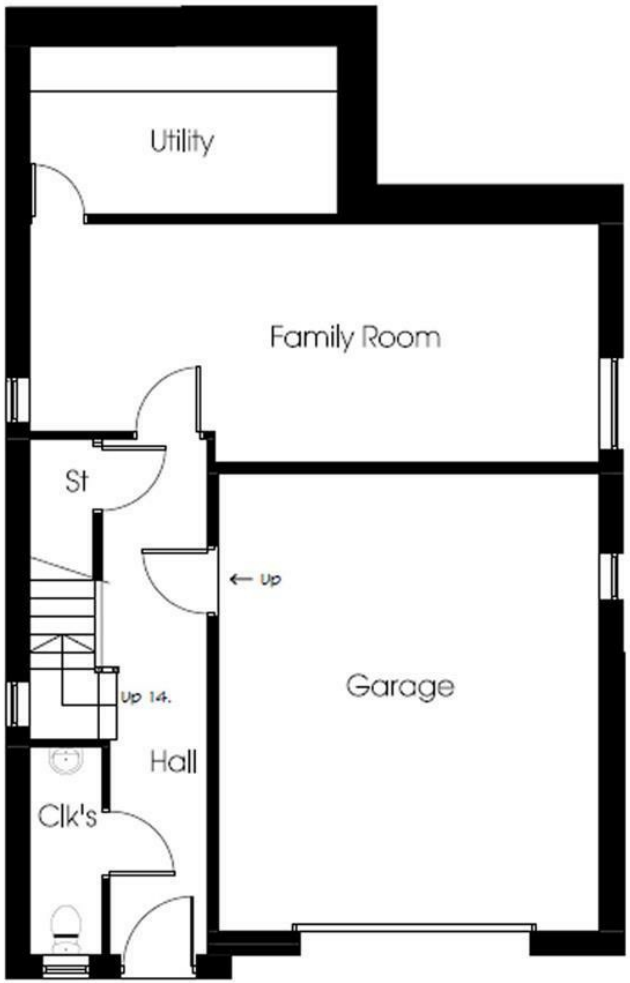

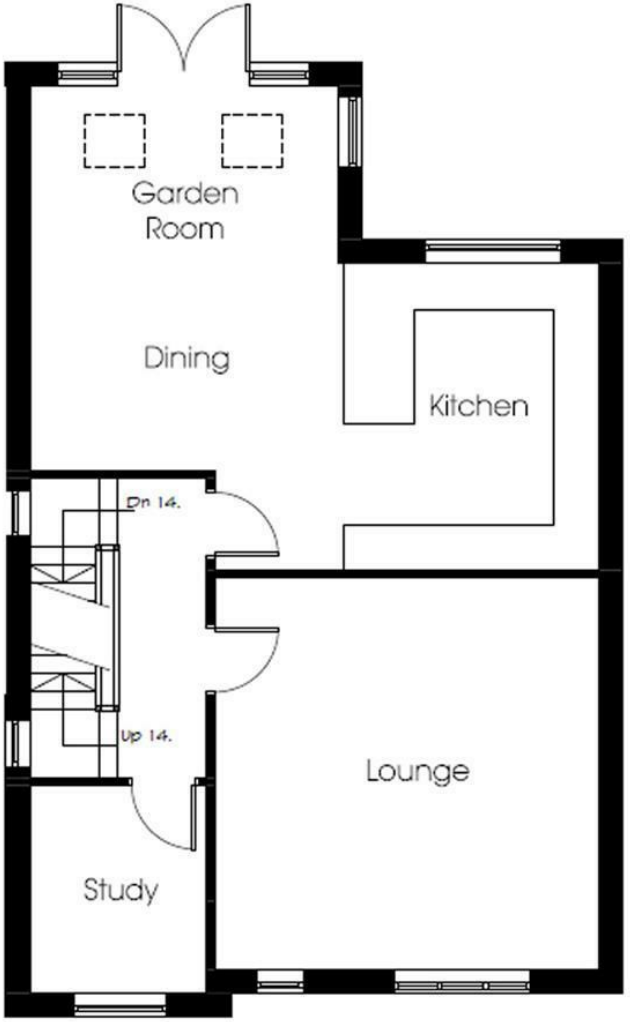

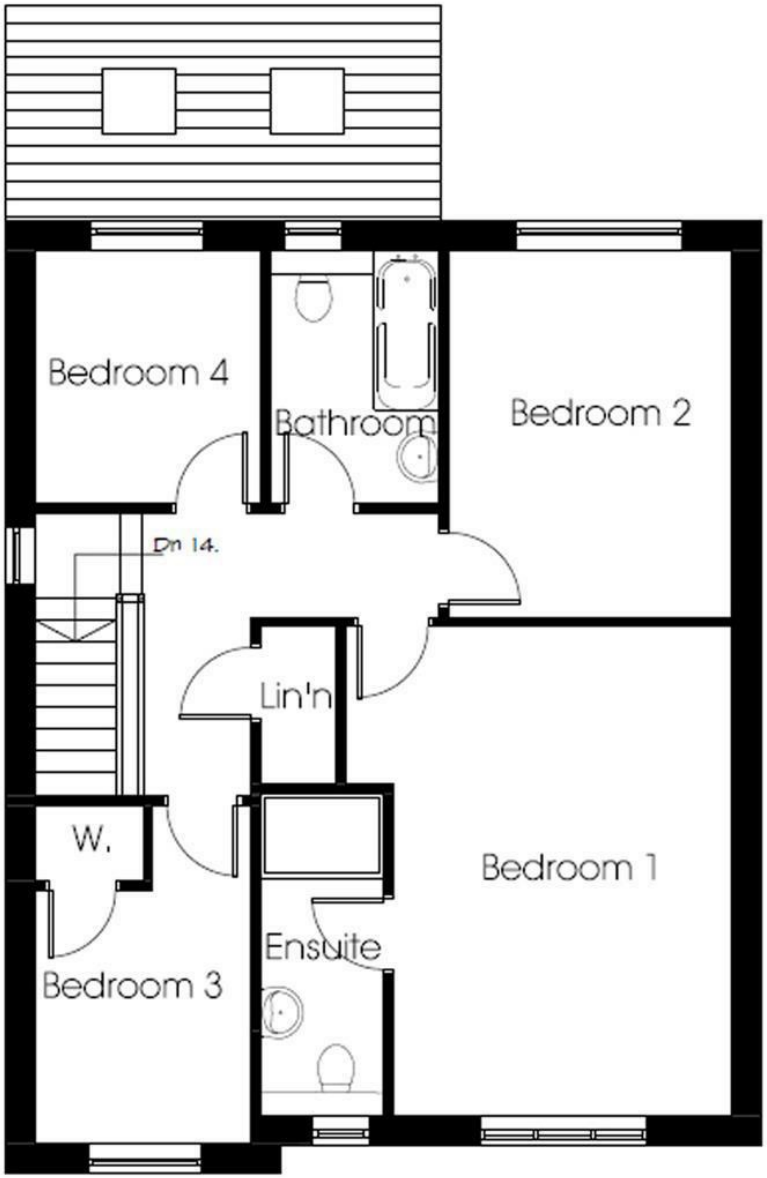

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