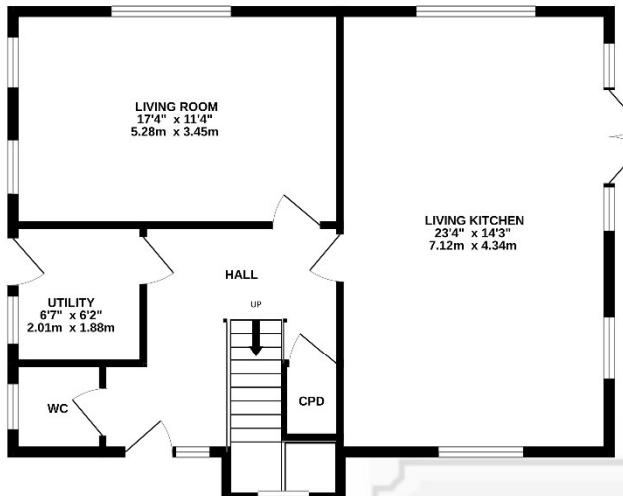


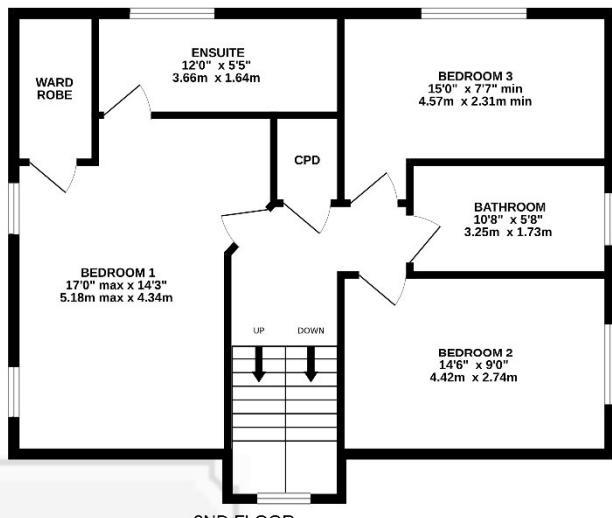


**The Views 292 Rochdale Road, Greetland, Halifax, HX4 8JG**

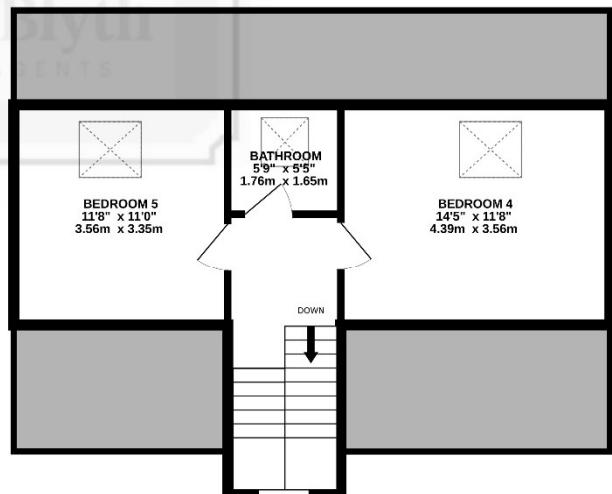
## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



ROCHDALE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

Constructed in 2021, a stylish detached family home with a tastefully appointed interior, five double bedrooms, three bathrooms and enjoying far reaching views to the rear.

The property is set back from the roadside within a popular and well-regarded residential area, close to pen countryside yet convenient for local shops, Greetland Academy Junior and Infant School and accessible for the M62.

The accommodation has uPVC double glazing, gas central heating (under floor to the ground floor) and briefly comprising entrance hall, downstairs w.c, living room, triple aspect living/kitchen with quality integrated appliances and utility room. First floor landing leading to master bedroom with walk in wardrobe and en-suite, two further double bedrooms and family bathroom. Second floor landing leading to two double bedrooms and bathroom. Externally there are gardens to three sides together with driveway providing off-road parking. Available with no onward chain.

**Offers Around £615,000**

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## GROUND FLOOR

### ENTRANCE HALL

Measurements – 10'0" x 11'3"

This has a composite and frosted double glazed door with an adjacent uPVC double glazed window, there is also a floor to ceiling uPVC double glazed window to the half landing all of which provide the hallway with plenty of natural light. There are inset LED downlighters, tiled floor with underfloor heating and to one side a spindled return staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



### DOWNSTAIRS W.C

Measurements – 4'9" x 3'6"

With a frosted uPVC with double glazed window, inset LED downlighter, tiled floor with underfloor heating and fitted with a suite comprising vanity incorporating wash basin with chrome monobloc tap and low flush w.c.

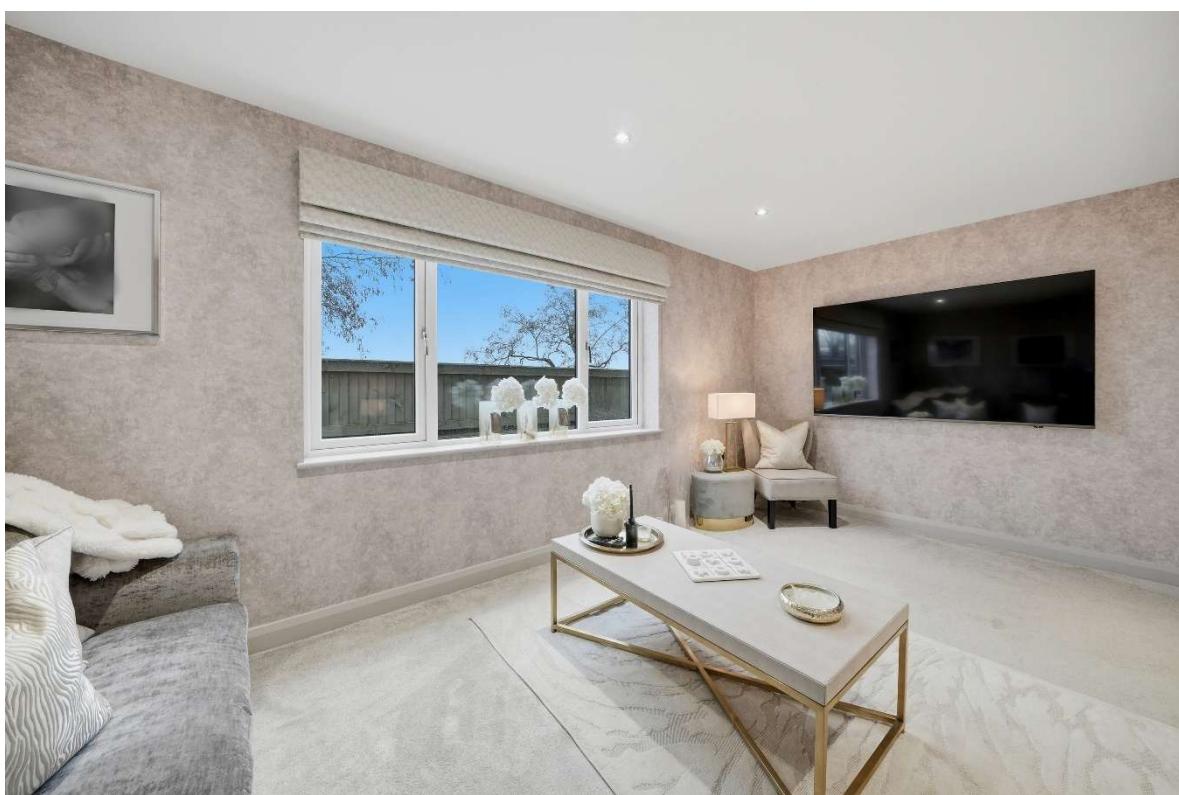
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## LIVING ROOM

Measurements – 17'4" x 11'4"

A comfortable and well-proportioned reception room with a uPVC double glazed window enjoying some lovely far-reaching views across playing fields and countryside. There are inset LED downlighters and under floor heating.



## LIVING/KITCHEN

Measurements – 23'4" x 14'3"

Once again as the dimensions indicate this is a particularly spacious area which is flooded with natural light from uPVC double glazed windows to three elevations together with sliding aluminium double glazed patio doors which open out onto the garden. There are numerous inset LED downlighters, tiled flooring with underfloor heating and fitted with a stylish range of dove grey shaker style base and wall cupboards, drawers, overlying quartz worktops with tiled splashbacks with an inset double bowl range master sink with extending chrome monobloc tap, there is an integrated electric fan assisted oven and microwave oven, integrated dishwasher, integrated larder fridge, integrated large larder freezer and with a large island unit with grey shaker style pan drawers and contrasting overlying quartz worktops which extend to form a breakfast bar together with a four ring stainless steel gas hob with extractor hood over.





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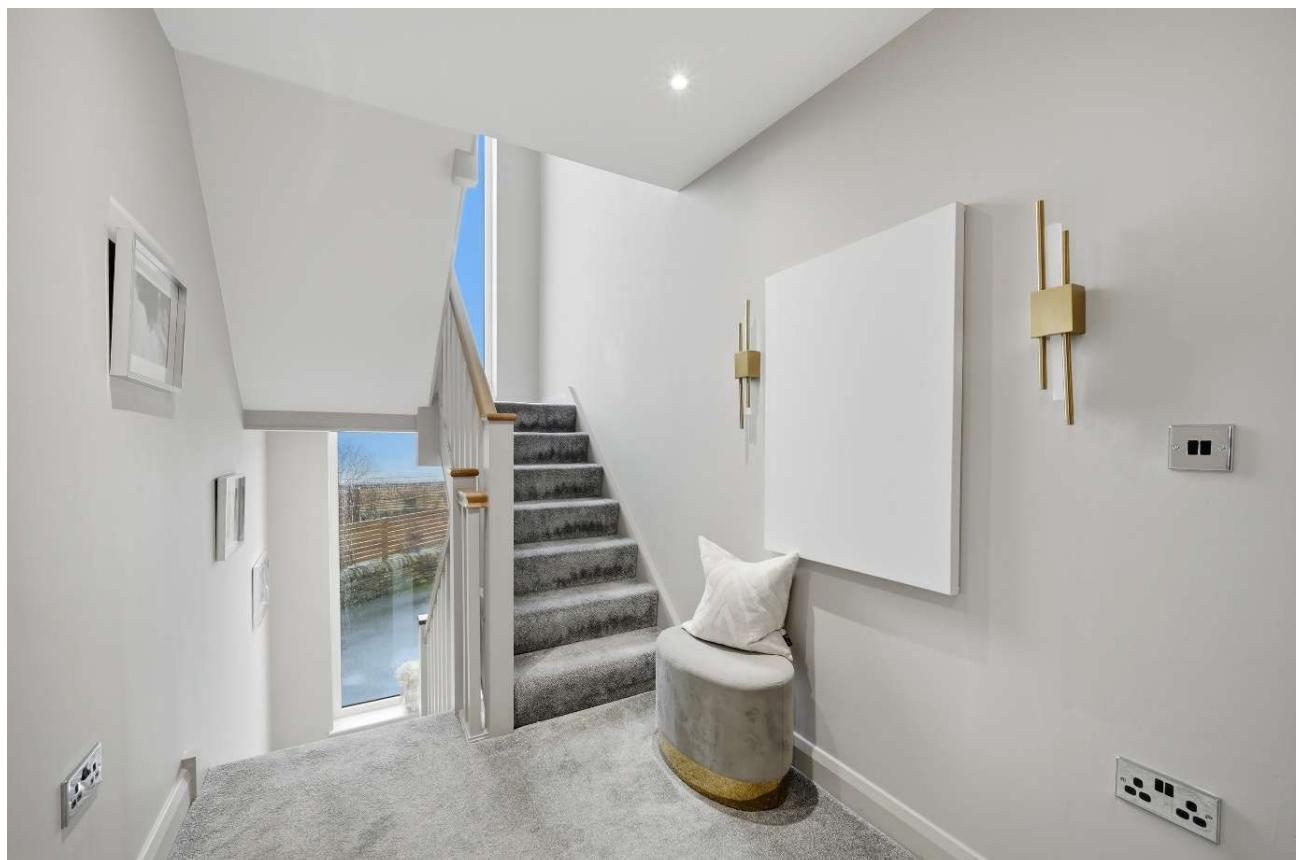
## UTILITY ROOM

Measurements – 6'7" x 6'2"

With a tiled floor with underfloor heating, a composite and frosted double glazed door leading to the side, inset LED downlighter and having a fitted cupboard housing a Baxi gas fired central heating boiler, cupboard housing a hot water storage cylinder, low level storage cupboard, worktop and with under counter space for washing machine.

## FIRST FLOOR LANDING

With inset LED downlighters, a useful storage cupboard with fitted shelving and from the landing access can be gained to the following rooms: -



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## MASTER BEDROOM

Measurements- 17'0" x 14'3" maximum

A generous double room with dual aspect uPVC double glazed windows, inset LED downlighters, central heating radiator and at one end there are doors giving access to an en-suite shower room and walk in wardrobe.



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## WALK IN WARDROBE

Measurements – 7'5" x 4'3"

With inset LED downlighters and fitted dual cloaks rail.

## EN-SUITE SHOWER ROOM

Measurements- 12'0" x 5'5"

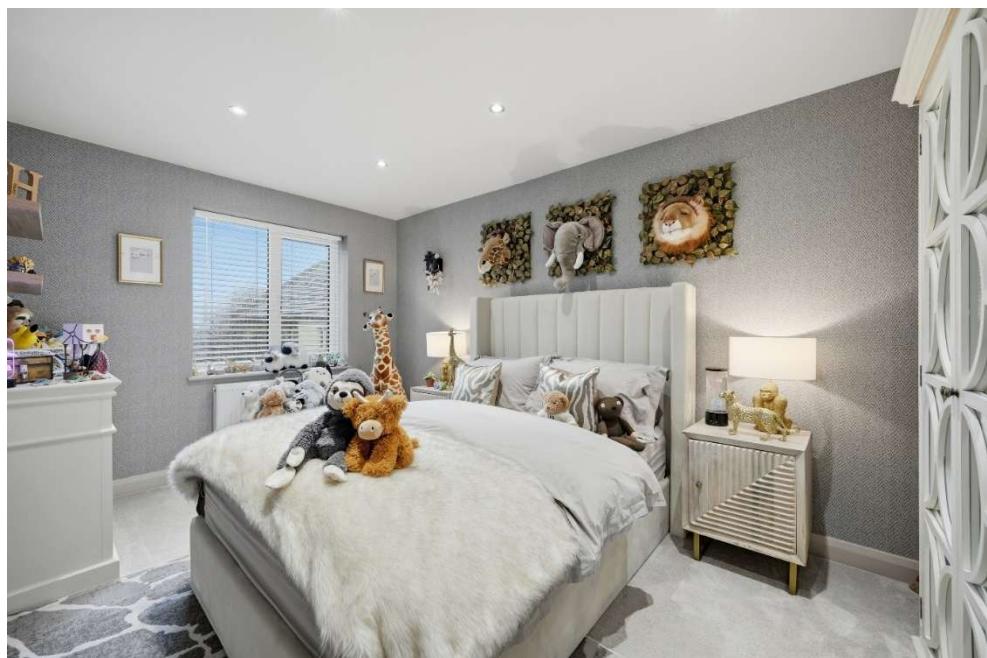
With inset LED downlighters uPVC double glazed window with lovely far-reaching views and having fitted integrated blinds. There are part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising wall hung vanity unit mounted with two circular hand wash basins each having a chrome monobloc tap, low flush w.c and large walk in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



## **BEDROOM TWO**

Measurements- 14'6" x 9'0"

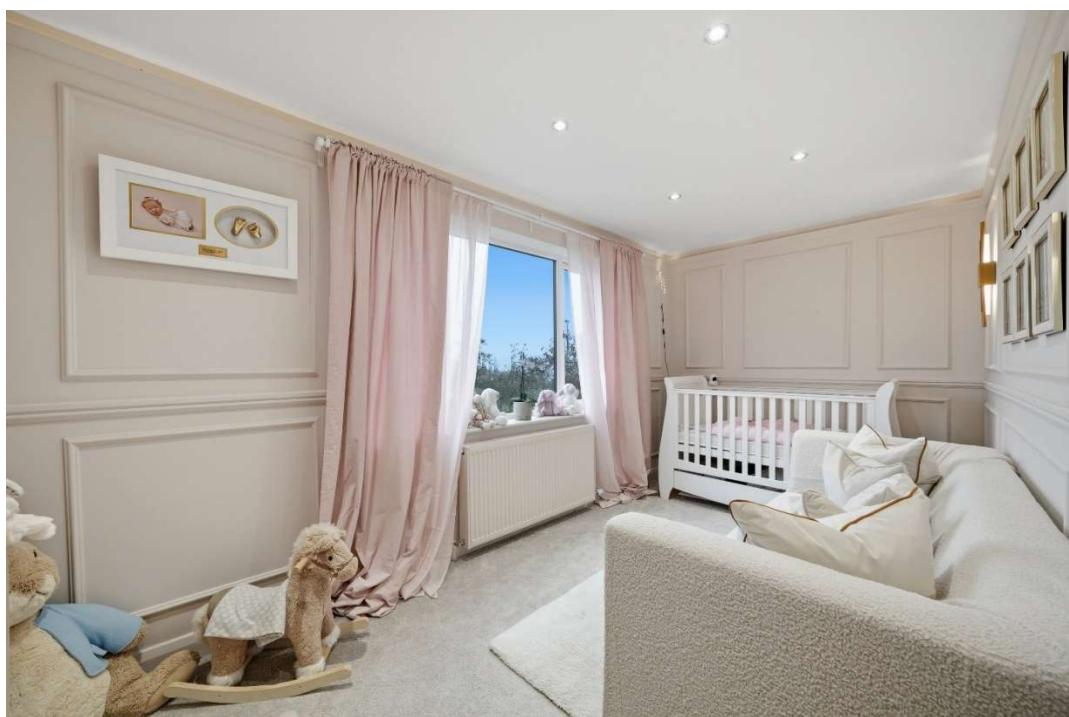
A double room with uPVC double glazed window looking out over the garden, there are inset LED downlighters and central heating radiator.



## **BEDROOM THREE**

Measurements – 15'0" x 7'7"

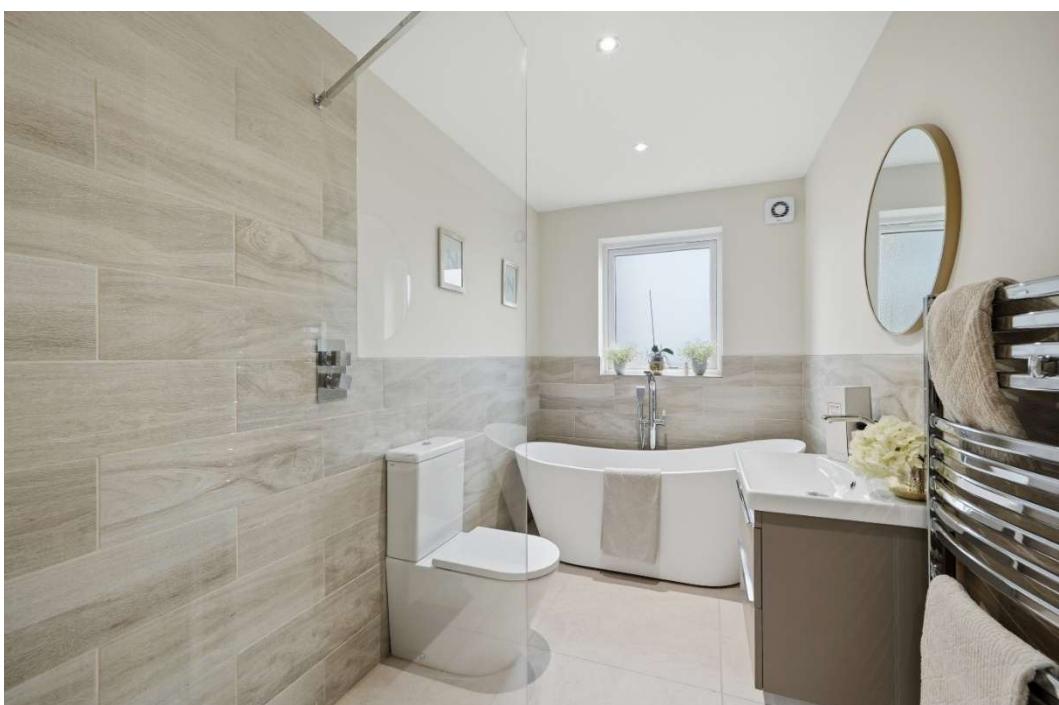
A double room with a uPVC double glazed window looking out across playing fields and with far reaching views beyond, there are inset LED downlighters, concealed uplighters, panelled walls and central heating radiator.



## BATHROOM

Measurements – 10'8" x 5'8"

With a frosted uPVC double glazed window, inset LED downlighters, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising free standing Slipper style bath with free standing chrome monobloc tap incorporating hand spray, wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c and large walk in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



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## SECOND FLOOR

### HALF LANDING

With floor to ceiling uPVC double glazed window providing the main landing with natural light and taking advantage of some far-reaching views over open countryside. The main landing has light point and provides access to the following: -

### BEDROOM FOUR

Measurements- 14' 5" x 11'8"

A double room which has a pitched ceiling with inset LED downlighters, Velux double glazed window with views across playing fields and countryside beyond and central heating radiator.



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## BEDROOM FIVE

Measurements- 11'8" x 11'0"

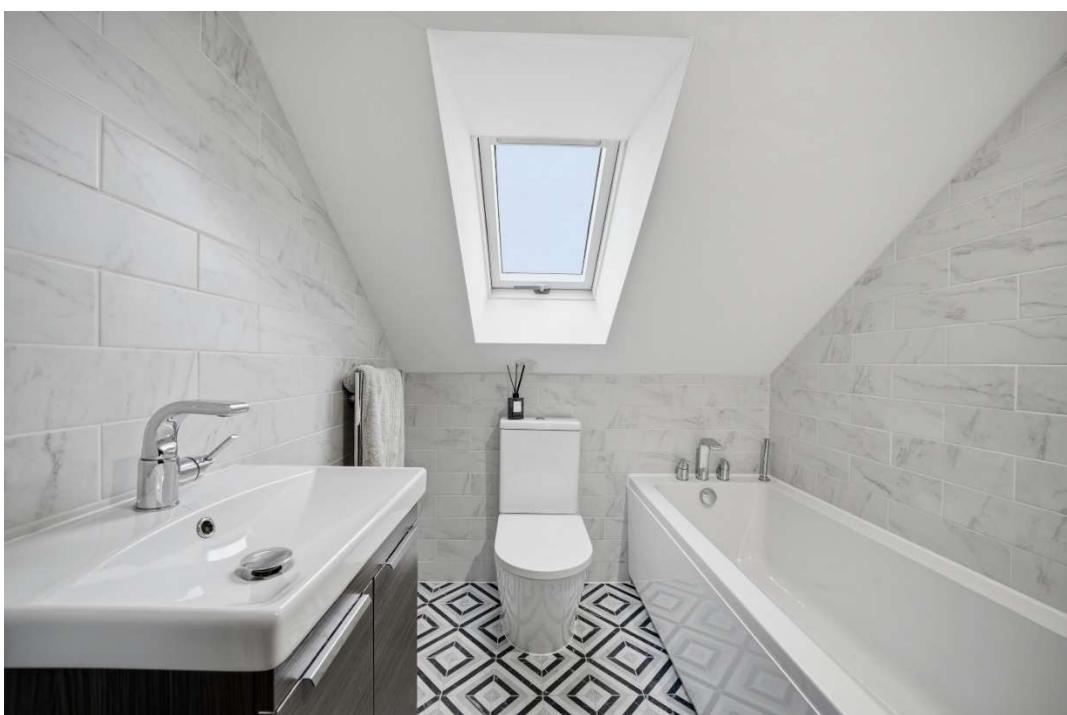
With a Velux double glazed window enjoying a similar aspect to that of bedroom four, there is a pitched ceiling with inset LED Downlighters and a central heating radiator.



## BATHROOM

Measurements- 5'9" x 5'5"

With Velux double glazed window, floor to ceiling tiled walls, tiled floor, inset LED downlighters, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with chrome mixer tap and hand spray, vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.



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## OUTSIDE

### PARKING

To the front of the property there is a shared tarmac driveway which gives access to a tarmac driveway to the left-hand side of the property providing off-road parking.



## GARDENS

To the front of the property there is an Indian stone flagged pathway running across the front of the house together with an outside cold-water tap. To the far side of the driveway there is a lawned garden with timber fencing and a stone wall together with a timber hand gate giving access to the playing fields. A timber hand gate opens on to a flagged pathway with a crushed blue slate border and this leads across the rear of the sitting room and living/kitchen giving access to a further garden area which can also be accessed from the front and this has an Indian stone flagged patio spanning the width of the garden and beyond is a lawn and bordered by timber fencing this area has outside lighting and security lighting.





## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system with underfloor heating to the ground floor and panelled radiators to the first and second floor

Double glazing- The property has uPVC double glazed windows

Council tax band- F

Tenure- Freehold

Directions- Using satellite navigation enter the postcode HX4 8JG

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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