

MARSH & MARSH PROPERTIES

29 Trenance Gardens, Greetland, Halifax, HX4 8NN

£425,000



****ATTENTION TO ALL YOUNG OR GROWING FAMILIES. A FAMILY HOME WITH THE 'WOW' FACTOR****
THIS PROPERTY DEMANDS AN INTERNAL INSPECTION. Set within the much sought after location of Greetland, with highly regarded local schools within walking distance is the delightful and extremely well presented detached and extended four bedroom property. This house has been renovated to a very high standard and spec to include impressive bathrooms, modern kitchen, and tasteful designer wallpaper throughout. To make this property even more desirable is the picturesque outlook of the fishing lake from the rear garden. Only a short drive away are all local amenities along with easy access to the M62 corridor. In brief comprises of; To the ground floor there is a spacious entrance hall, sitting room, family room, kitchen which is open plan with a dining room, two bedrooms and a cloakroom. To the first floor is the house bathroom along with two double bedrooms where the Master Bedroom boasts an en-suite shower room and a walk-in wardrobe. Externally there is a generous size garden to the front and a driveway for up to five vehicles and leads to a detached garage. There is a garden to the rear with a man shed and views over the fishing lake.

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ENTRANCE HALL



A spacious entrance hall with laminate flooring, designer wallpaper, open staircase, ceiling spotlights, UPVC window and a UPVC door.

SITTING ROOM

Combined space for sitting room & family room
6.3 x 7.2m (20'10 x 23'9)



For contemporary, modern day living this sitting room is open plan with the family room which make it perfect for those who love to entertain. Along with tasteful designer wallpaper, designer radiator and laminate flooring there is also a modern multi-fuel stove which sits on a black granite hearth together set the precedent for the rest of the property, where you will continue to be

amazed by the presentation, fixtures, and fittings. To complete this area to high spec are the ceiling spotlights, a glass pendant light fitting, and a surround sound speaker system.



FAMILY ROOM



This is the extension to the main house and centre stage of this room is without doubt the wonderful, picturesque outlook of the fishing lake via a large wall to ceiling UPVC window and separate UPVC French doors, both which designed with this in mind. To add to the abundance of natural light are two UPVC Velux windows. Again, there is designer wallpaper and a designer radiator, and a surround sound speaker system. The laminate flooring continues through from the sitting room and

ceiling spotlights to complete the room to a high spec.



the kitchen. A cupboard houses the Baxi boiler which is only a few years old and comes with a service history.



KITCHEN

Combined space for kitchen & dining area 3.2 x 6.3m (10'5 x 20'8)

DINING AREA



A wide range of modern wall and base units provide more than enough storage space for this size of property. Integrated appliances include a washing machine, dishwasher, and a fridge freezer. The Belling, Range style cooker is also included the sale where there is a cooker hood above. A stainless steel sink is complimented by a chrome mixer tap and splash back tiling. There are ceiling spotlights, and the tiled flooring continues through to the dining area which is open plan with



Wall and base units continue through from the kitchen as does the tiled flooring. Designer pendant light and designer wallpaper finish the room off to a high standard. Radiator and a UPVC window.

BEDROOM THREE 3.2 x 2.6m (10'5 x 8'6)



Designer wallpaper, laminate flooring, radiator and a UPVC window.

BEDROOM FOUR 2.3 x 2.6m (7'6 x 8'6)



Designer wallpaper, laminate flooring, radiator and a UPVC window.

CLOAKROOM

Sandwiched tween the two bedrooms is the

modern downstairs toilet comprising of a modern two piece suite to include a Vanity sink and toilet unit with a stylish one piece glass top and sink complimented by a chrome mixer tap and beautiful splash back mosaic, natural stone tiling. Granite tiled flooring, chrome towel radiator and a designer pendant light complete this room to a high standard.



LANDING

A turning staircase leads up from the entrance hall. Designer wallpaper and a radiator.

BEDROOM TWO 5.7 x 2.6m (18'8 x 8'6)



A large double room with ceiling spotlights, radiator and a UPVC window. Loft access is via a

pull down ladder, which is boarded out with lighting for useful storage.

MASTER BEDROOM 5.7 x 3.6m (18'8 x 11'9)



A double room with designer wallpaper, radiator, ceiling spotlights and a UPVC window overlooking the fishing lake. This room also boasts a walk-in wardrobe (2.23m x 1.63m) and an en-suite shower room.

EN-SUITE SHOWER ROOM



This stylish three piece suite comprises of a shower cubicle with a power shower, vanity sink unit with a chrome mixer tap and a low flush toilet. The walls and floor are tastefully tiled, chrome towel radiator, ceiling spotlights, extractor

fan and a shaver point complete the room.



BATHROOM



With tasteful wall and floor tiles this impressive suite comprises of a p-shape bathtub with a power shower above and a glass shower screen, low flush toilet and a large vanity sink unit with a glass mixer tap. Designer radiator, ceiling spotlights and a UPVC window.

EXTERNAL

To the front you will find a generous size garden with a driveway that stretches to the garage at the rear and provides parking for up to five vehicles.

The rear garden is a real gem. This amazing garden

boasts an abundance of wonderful plants, trees, and shrubs along with the stunning, picturesque outlook over the fishing lake. There are also secret seating areas along with a decking area to take advantage of the views. To the decking area sits a hot tub which is available by separate negotiations.



MAN SHED 3.6 x 2.4m (11'9 x 7'10)



An excellent addition to the garden with power and light. Perfect for entertaining and or an

outdoor office.

GARAGE 3.1 x 5.3m (10'2 x 17'4)

Larger than average garage which could have potential to convert fully or partially into other living space such as an office area or children's playroom. Up/over garage door, UPVC rear window with views and a UPVC door which leads into the rear garden.

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APPROX GROSS INTERNAL FLOOR AREA: 156 sq. m / 1678 sq. ft



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