

# MARSH & MARSH PROPERTIES

30 Templars Close, Greetland, HX4 8QE

£350,000



**\*\*ATTENTION TO ALL YOUNG FAMILIES OR RETIRED COUPLES\*\*** Set at the head of a quiet cul-de-sac is this four bedroom detached property which is on a corner plot with fantastic views across the valley. With highly regarded Greetland Academy School within a short walk, this property is ideal for any young family wanting to find a long term home for those early years. This much sought after location is also convenient to local shops and towns along with quick and easy access to the M62 motorway. In brief comprises of an entrance hall, lounge, summer room, dining room and a kitchen all to the ground floor. Three bedrooms and the bathroom are all to the first floor along with access to a large storage attic. Externally are gardens to the front and rear with a driveway and garage to the side of the property.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)



### ENTRANCE HALL

Accessed via a UPVC door with laminate flooring and a smoke alarm.

### LIVING ROOM 3.7 x 6.2m (12'1 x 20'2)



This is a through lounge with an abundance of natural light from the front UPVC bay window and rear UPVC patio doors which boasts the amazing views across the valley. Nestled neatly on a marble heath with a wooden surround is a living flame log effect fire. To complete this spacious room is a radiator and coving.

### DINING ROOM 3.6 x 3.7m (11'9 x 12'1)

A decent size dining room with laminate flooring, under the stair's storage cupboard and a UPVC window. This room could easily be knocked through to the kitchen to develop into an open plan kitchen/

dining room.



### KITCHEN 3.6 x 2.2m (11'9 x 7'2)



A range of wall and base units provide ample storage space and incorporate a stainless sink with a chrome mixer tap which is complimented by the splash back tiling. Along with a built-in Bosch electric oven and gas hob with a cooker hood, there is a space and plumbing for a washing machine and a dishwasher. To finish the room off is a laminate floor, a rear UPVC window and door. A wall unit houses an Ideal combination boiler which is approximately five years old.

### SUMMER ROOM 3.2 x 2.5m (10'5 x 8'0)

The current owner uses this as an office, which is not a bad place to work whilst admiring the splendid views on show. A new roof was installed in 2022 which is a



Coral Ambi-Sunshade heat reflecting and is self-cleaning. There is a laminate floor and a UPVC door to the elevated south facing decking area.



### LANDING

The staircase leads up from the hallway, where you will find loft access via a pull down ladder and a smoke alarm.

### BEDROOM ONE 4.6 x 3.5m (14'11 x 11'5)



With a fully fitted bedroom suite, which includes wardrobes, drawers and a dresser, this double room has a radiator and a UPVC window.



### BEDROOM TWO 2.8 x 2.4m (9'2 x 7'10)



A double room with laminate flooring, a useful storage cupboard, a radiator and a UPVC window.

### BEDROOM THREE 2.8 x 3.5m (9'0 x 11'5)



A double room with a radiator and UPVC window with views across the valley.

### BEDROOM FOUR 1.8 x 2.4m (5'8 x 7'10)

This is an ideal room for a nursery with laminate flooring, radiator and a UPVC window with views.





## EXTERNAL



## BATHROOM



With tasteful wall tiles, this is a modern three piece suite which comprises of a p-shape bathtub with a chrome mixer tap and a power shower above and a glass shower screen, a vanity sink unit with a chrome mixer tap and a low flush toilet. Completing the room to a high standard is a chrome towel radiator, laminate flooring, ceiling spotlights, extractor fan, large wall mirror and a UPVC window.

## GARAGE 5.4 x 2.5m (17'10 x 8'4)

Accessed via an easy to use two thirds by one third split double door is this brick built detached garage with a UPVC window, power, and light.



To the front of the property is a well presented and minimal maintenance patio garden and a driveway which continues down the side of the house and on to



the garage to provide parking for three vehicles. The rear garden is the main feature, where the views are amazing and being south facing catches the sun all day and through the evening until sunset. Directly from the house is a patio area and a decked area with a toughened glass balustrade. Here you can take full advantage of both the sun and the views all day long. A few steps then lead down to a split level lawn garden which is well presented and maintained. There are a wide range of mature plants and shrubs that are pleasing on the eye.

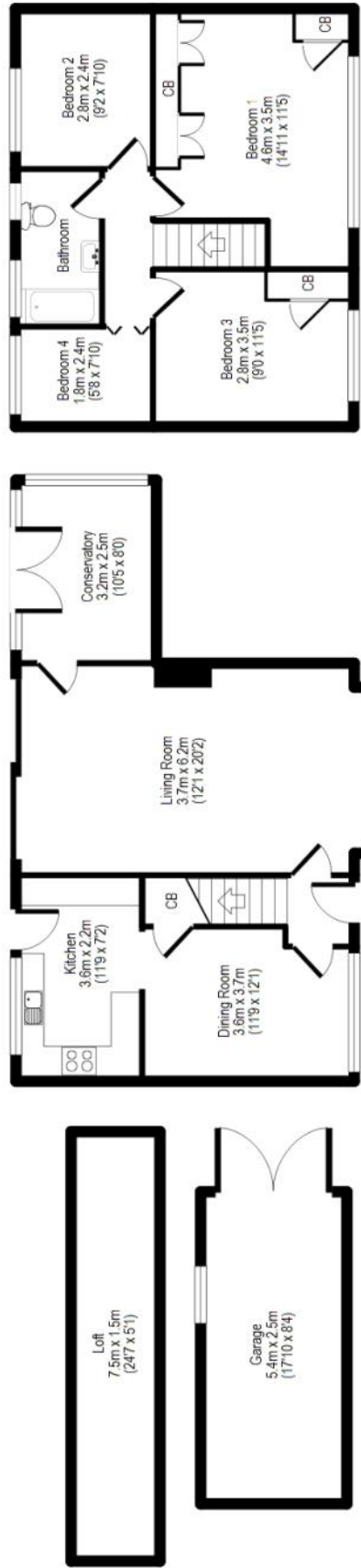


Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any

representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



**30 Templars Close, Greetland, HX4 8QE**



APPROX GROSS INTERNAL FLOOR AREA: 120 sq. m / 1293 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties