



## 29 Templars Close, Halifax, HX4 8QE

**£450,000**

A deceptively spacious, five bedroom, family home in the heart of Greetland. Tucked away on this quiet cul-de-sac this modern and contemporary house offers five spacious double bedrooms and a stylish open plan living/dining kitchen. Externally there are low maintenance gardens with a well proportioned garden room with power and light which lends itself for use as a home office, studio or social space.

The accommodation, in brief, comprises: Entrance hall, bedrooms two, four and five and shower room to the ground floor. On the first floor is the lounge, breakfast kitchen, sun room and utility room as well as two further bedrooms and the house bathroom. There is driveway parking for two cars to the front of the property and a tiered patio and lawn garden with spacious garden room which benefits from both power and light to the rear.

## Ground Floor

### Entrance Hallway



Cupboard. Radiator. UPVC double glazed door to front elevation.

### Bedroom Two 12'6" max x 18'2" (3.812 max x 5.546)



Radiator. UPVC double glazed window to side elevation.

### Bedroom Four 9'0" x 13'2" (2.759 x 4.023)



Walk in wardrobe. Radiator. UPVC double glazed window to front elevation.

### Bedroom Five 7'7" x 16'8" (2.330 x 5.103)



Radiator. UPVC double glazed window to front elevation.

## Shower Room



Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator. Extractor fan.

## First Floor

### Lounge 16'3" x 21'11" max (4.961 x 6.698 max)



Open plan to kitchen. Two radiators. UPVC double glazed windows to front and side elevations.

### Breakfast Kitchen 9'4" x 17'10" (2.860 x 5.441)



Fitted kitchen with wall and base units. Stainless steel under counter sink. Electric oven. Electric hob. Plumbing for dishwasher. Integrated microwave. Radiator. UPVC double glazed window to side elevation.

### Sun Room 7'11" x 13'4" (2.417 x 4.078 )



UPVC double glazed windows and French doors leading to the garden.

### Utility Room 4'6" x 8'2" (1.381 x 2.504 )



Base units. Plumbing for washing machine. Loft access.

### Bedroom One 9'11" x 14'5" + 6'7" x 7'2" (3.028 x 4.405 + 2.017 x 2.196)



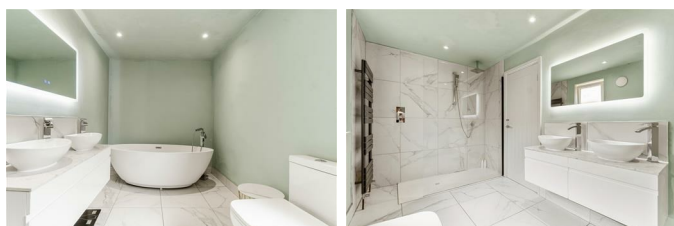
Radiator. Walk in wardrobe. Two UPVC double glazed windows to rear elevation.

### Bedroom Three 10'5" x 15'6" (3.188 x 4.741)



Radiator. UPVC double glazed window to front elevation.

### Bathroom



Two wash hand basins. Low flush W.C. Free standing bath. Walk-in shower. Towel radiator. UPVC double glazed window to side elevation.

### External

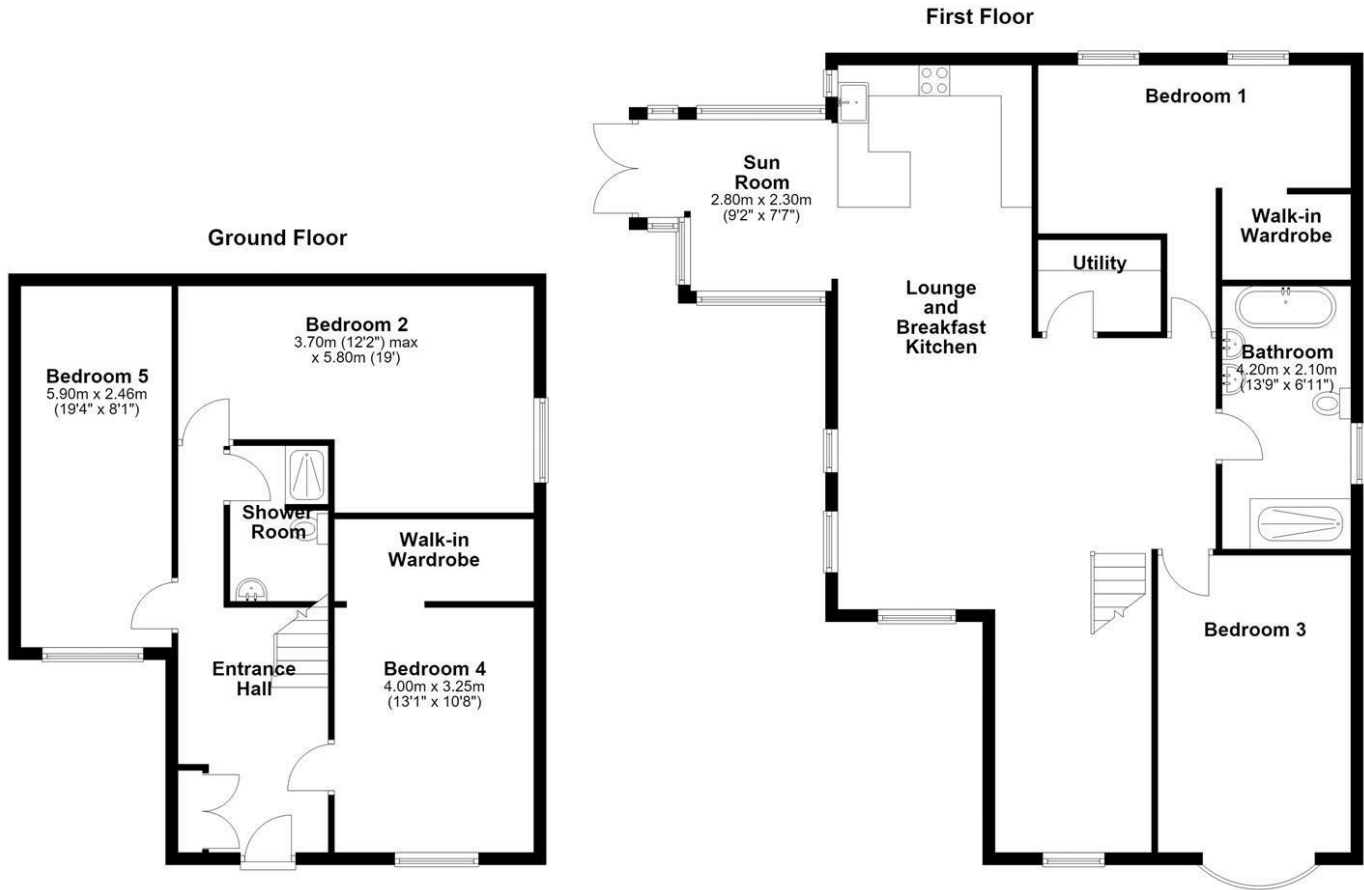


Tiered patio and lawn garden with spacious garden room which benefits from both power and light.

### Parking

Driveway parking for two cars. Externally Fitted Electric Car Charger.

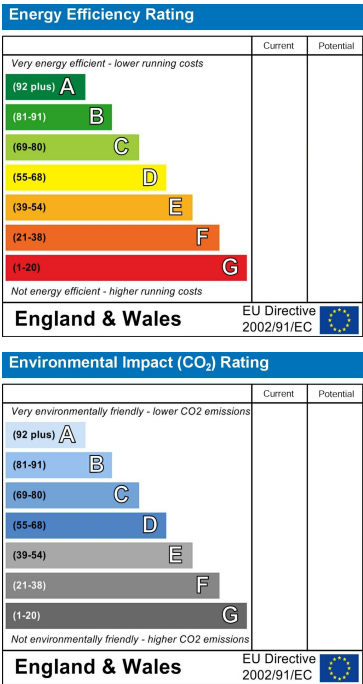
Floor Plan



Area Map



Energy Efficiency Graph



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