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01484 508000



Greaves Fold, Holywell Green
Halifax, Yorkshire

Offers over £450,000

MARTIN THORNTON PLATINUM

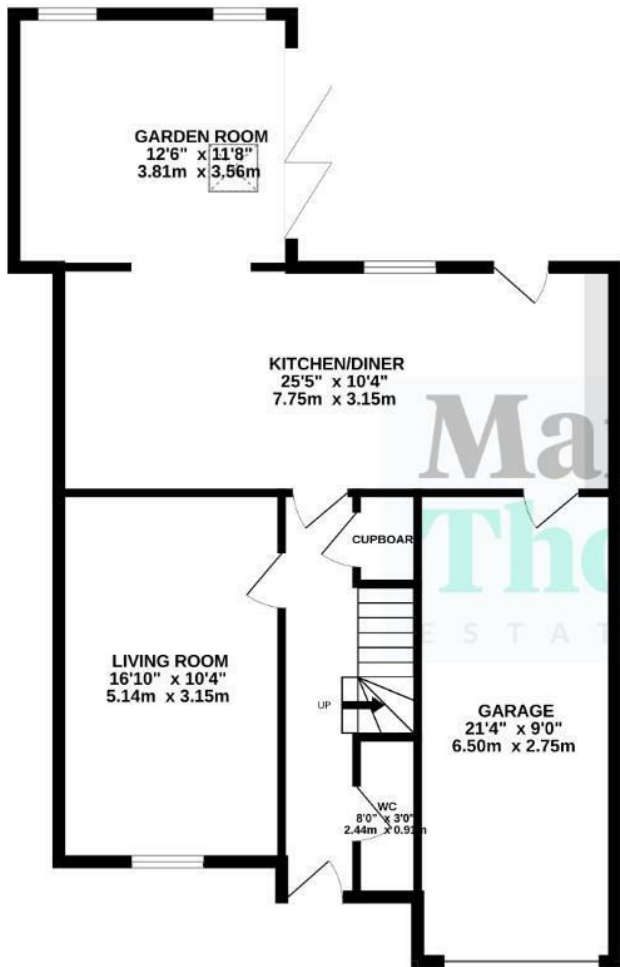
This detached four double bedroom home stands among other similar properties in a cul-de-sac setting close to the village centre. The property is presented to a very high standard throughout, with a large open-plan dining kitchen and adjoining garden room with bi-fold doors. Located in this well-regarded village with ease of access to local amenities and the M62 motorway, the property has been extended in more recent times. The accommodation comprises an entrance hallway, guest WC, living room, open-plan dining kitchen with integrated appliances, and adjoining garden room with bi-folding doors. On the first floor are two double bedrooms, the master with en suite shower room, and the house bathroom, which incorporates a separate shower cubicle. The property has a gas-fired central heating system, a security system, and uPVC double glazing. Externally, there is parking for three vehicles on the driveway and a large integral garage with roll-over door. The rear garden is enclosed with a lawn and patio area, along with a large garden store with power, lighting and a pitched roof with Velux window. An early inspection is advised.

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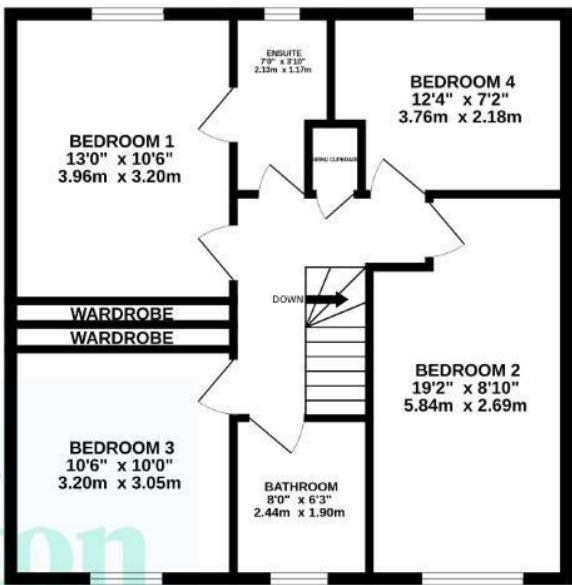
Floorplan



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.6 sq.m.) approx.

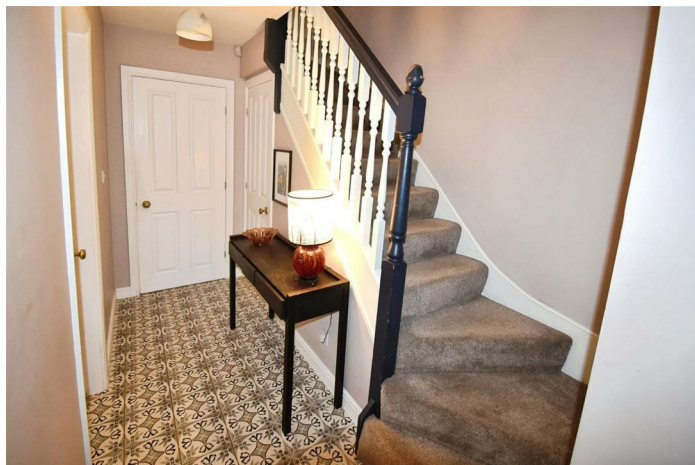
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Details



Entrance Hall



A composite external door with opaque glazed panel gives access to the hallway. The initial portion has robust floor tiling for shoes, etc., and beyond this is feature floor tiling. On the right hand side, there is a spindle staircase, with storage cupboard beneath, rising to first floor accommodation. There is a radiator, and on the right hand side is the downstairs WC.

Downstairs WC

This room has a two-piece suite with an oval hand basin set to a two-tier timber shelf with a brick-style tiled splashback, and a low-level WC, with a continuation of the floor tiling. There is an opaque uPVC window and a radiator.

Living Room



This good-sized principal reception room is positioned at the front of the property and has a fireplace with a brick-effect backcloth, and upon the hearth stands a living flame effect gas stove-style fire. There are three uPVC windows to the front elevation, coving to the ceiling and a radiator.

Dining Kitchen



This room certainly has the wow factor, as the photographs show, and links particularly well to the adjoining rear garden room. Updated in more recent times, there is an extensive array of units to high and low levels, fabulous stone work surfaces with matching up-stands, and a sunken one-and-a-half bowl stainless steel sink with a grooved draining area. There are side-by-side Bosch built-in ovens, an integrated fridge, freezer and washer, along with an island unit that offers further storage and incorporates a Bosch induction hob. Of particular note is the oak flooring. There is ceiling downlighting, rear uPVC windows, and a composite door giving access to the garden. The open-plan nature of this room creates a very sociable eating and entertaining space and can easily accommodate a large formal dining suite. There are also two radiators, and a wide archway leads through into the garden room.

Garden Room



This fabulous addition to the home is particularly light and bright, with a high, angled ceiling with a Velux window. The room enjoys a dual aspect with two large double-glazed windows and four-panelled bi-folding doors out into the

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garden. There is ceiling downlighting and two stylish upright radiators.

First Floor Landing

From the hallway, a staircase rises to the first floor landing. There is spindle balustrading, access to useful storage within the loft space, a shelved former airing cupboard, as well as a second linen cupboard over the staircase.

Bedroom One



This spacious double bedroom is positioned at the rear of the property and has uPVC windows that enjoy a pleasant outlook over the village centre. To one wall is a bank of built-in wardrobes, along with coving to the ceiling and a radiator. It has its own en suite shower room, as one would expect from a master bedroom.

En Suite Shower Room

There is a three-piece suite comprising a shower cubicle with folding entrance door and a Mira shower, a low-level WC with concealed cistern, and a hand basin with storage cupboard below. There is tiling to the walls and floor, ceiling downlighting, an electric shaver point, lighting above the hand basin, and an upright ladder-style radiator. To the rear elevation is an opaque uPVC window.

Bedroom Two



This very large double bedroom can easily accommodate a good amount of fitted or freestanding furniture. It has a uPVC window to the front elevation and a radiator.

Bedroom Three

This double bedroom is positioned to the front of the property and to one wall is a bank of built-in wardrobes, one with a mirror finish. There are three uPVC windows to the front elevation and a radiator.

Bedroom Four

This good-sized fourth bedroom, although the smallest of the four, will still accommodate a double bed. It has rear uPVC windows and a radiator.

House Bathroom



The good-sized house bathroom has a four-piece suite. There is a separate shower cubicle with a brick-style tiled interior and overhead waterfall-style shower fitting, a freestanding double-ended ball and claw foot bath with centrally positioned mixer tap that incorporates a hand-held shower attachment, and a rectangular trough-style hand basin set to a feature cabinet with timber worktop and brick-style tiled splashback, along with a low-level WC. There is decorative floor tiling, a recessed display niche, ceiling downlighting, opaque uPVC windows, and an upright ladder-style radiator.

External Details

The property stands within a pleasant cul-de-sac among other executive detached homes. Immediately in front of the property is the driveway, which has been extended to accommodate three vehicles. Adjoining this is a coloured slate border with shrubs, a canopied open porch giving shelter from the elements, and a paved pathway. The rear garden is enclosed by perimeter walling and fencing, along with a wide paved pathway, a seating area suitable for a bench, and a lawned garden. The flagged pathway continues down to a pleasant corner seating area and provides an ideal outdoor eating and entertaining space. There is a coloured slate area that could be used for storage or as an additional seating area, along with a water feature and raised beds and

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borders within the landscaping. In the corner of the garden is a stone-built outhouse with a pitched roof and Velux window with double doors, power and light. There is also an external water tap to the front of the property.

Garage

The garage is of a particularly good size, has an automatic roll-over door, and can be used as a utility area. There is a sink unit with single drainer, plumbing for an automatic washer, and space for further appliances such as a tumble dryer or second fridge. This area houses the boiler for the gas-fired central heating system and has a door through into the dining kitchen.

Tenure

The vendor informs us that the property is freehold.

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Directions

