




**Rochdale Road, Greetland, HX4 8HE**  
**£895,000**

**E&H** Holmes  
ESTATE AGENTS


**\*\*OPEN TO VIEW SATURDAY 10th FEBRUARY 1.30-2.30PM\*\***

Located on an exclusive, new build development in Greetland is this six bedroom architect designed property which is nearing completion. The house has an exceptional master suite with dressing room and en-suite bathrooms. Benefiting from a spacious living/ dining kitchen plus a further reception rooms, en-suite to four bedrooms and the study, utility and cloak facilities you would expect from a property of this standard. The property benefits from underfloor heating to the ground floor, high specification kitchen and bathrooms providing residents with a spacious, modern family home.

### Energy Efficiency Rating

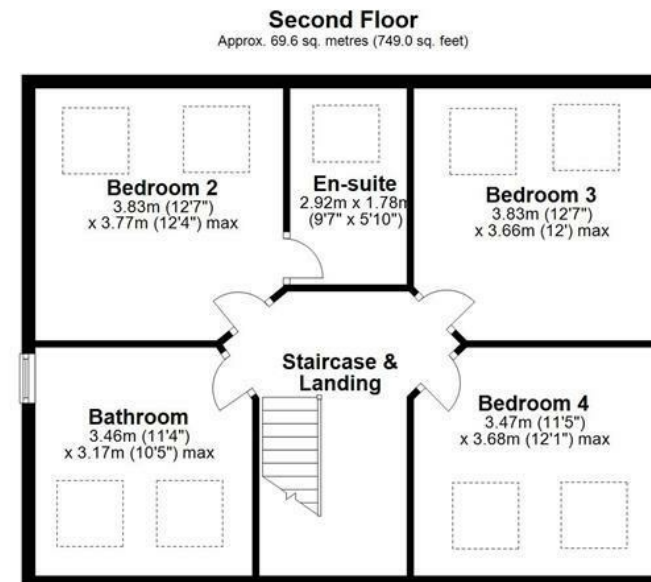
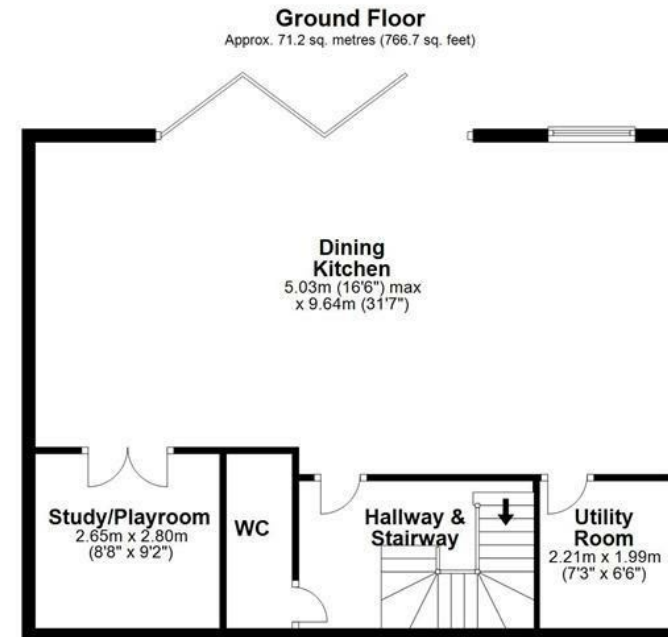
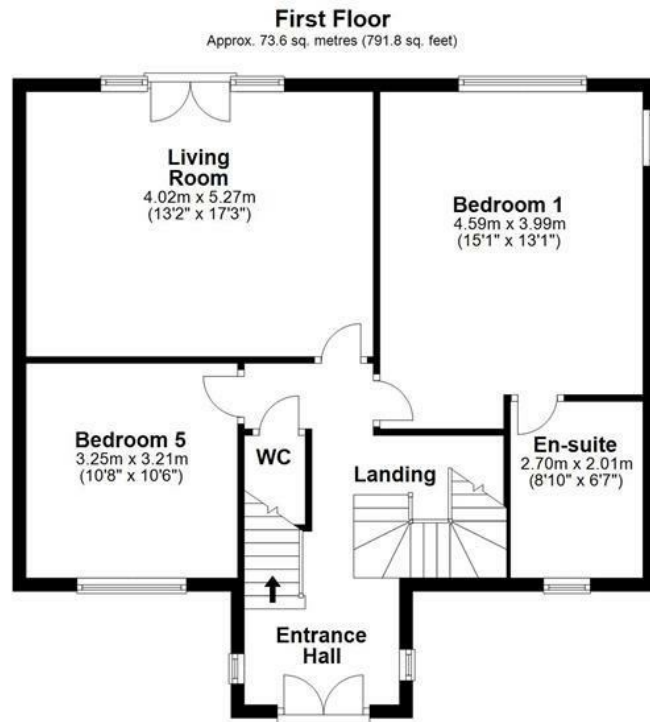
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Total area: approx. 214.4 sq. metres (2307.5 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.