



Rochdale Road, Greetland, HX4 8HE
£500,000


E&H Edkins Holmes
ESTATE AGENTS

****OPEN VIEWING SATURDAY 20th JAN 9.30am - 11am****


This exclusive development of five, architect designed, stone built detached houses in the highly sought after Greetland area. This luxury family home has a spacious living/dining kitchen plus further reception room, two en-suite bedrooms, a study/playroom along with the utility and cloak facilities you would expect from a property of this standard. The house benefits from underfloor heating to the ground floor, high specification kitchen and bathrooms and provides residents with a spacious, modern family home.



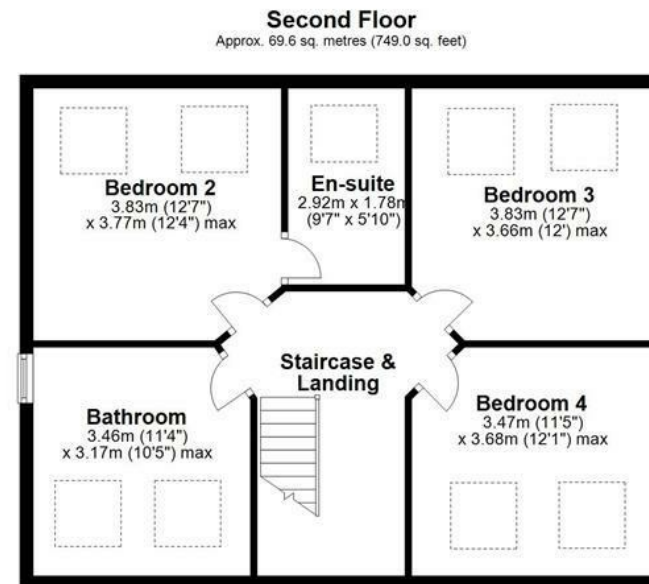
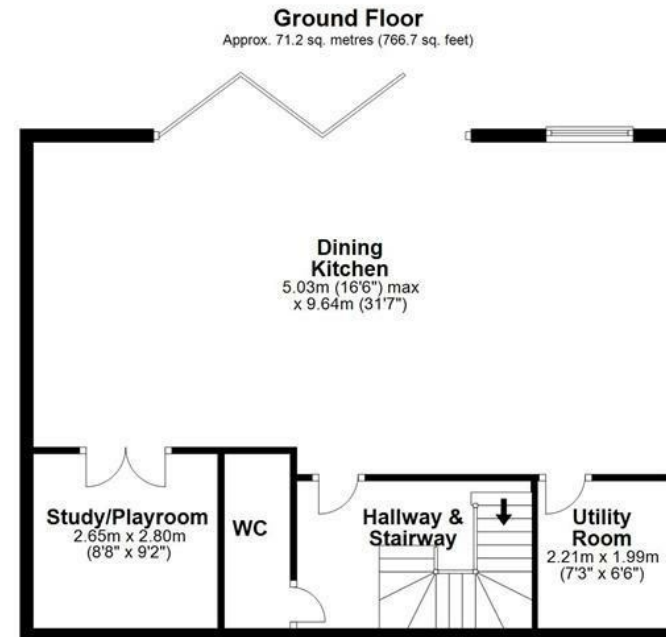
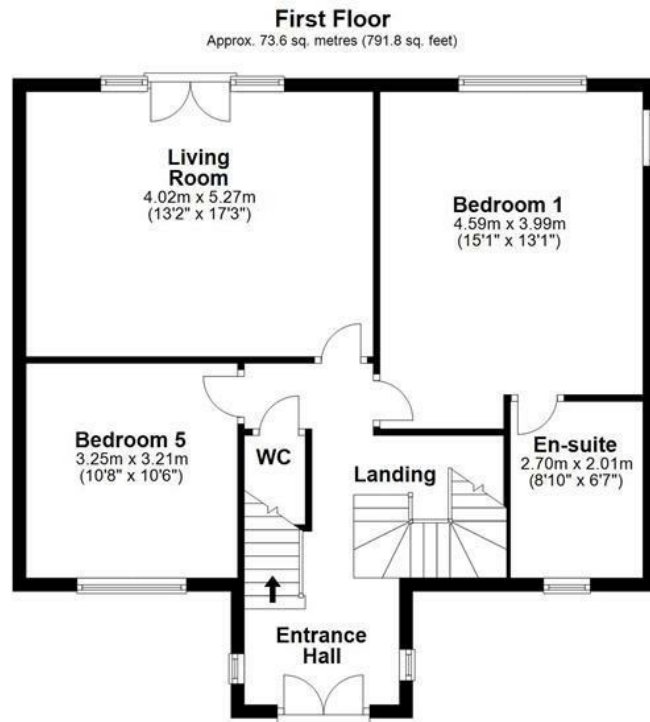
Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.