



**Calder Mews, Greetland, HX4 8HE**  
**Prices From £380,000**

**E&H** Holmes  
ESTATE AGENTS

### THREE PLOTS REMAINING

Spread over three spacious floors, the Burlington is a unique four-bedroom family home brimming with character, individuality, and opportunity.

Entering on the ground floor, you'll find an integral garage with convenient internal access, a guest WC, and a handy linen cupboard before making your way into the spacious open-plan kitchen and dining area which lines the rear of the home.

The Burlington's beautiful U-shaped Symphony kitchen comes complete with integrated and energy-efficient appliances, and sleek French doors extend the dining area into the rear garden.

Ascending to the first floor, you'll be welcomed by a well-lit lounge which sits to the rear of the home before making your way round to a sizeable double bedroom at the front. A second storage cupboard lines the hallway, and there is even enough room for a cosy little nook on the spacious landing.

On the Burlington's third floor sits three bedrooms; two spacious rooms to the rear of the home, and one enviable master suite to the front which is served by a sleek en-suite. The roomy landing also leads to a stylish family bathroom complete with half-height tiling, and a beautiful three-piece Ideal bathroom suite including a heavenly bath with an intelligent water-saving design.



### To the Ground Floor:

**Dining Kitchen 17'2" x 11'6" (5.24 x 3.53)**

**Cloakroom 3'1" x 6'4" (0.94 x 1.94)**

**Integral Garage 10'1" x 20'2" (3.09 x 6.16)**

### To the First Floor:

**Lounge 17'2" x 11'6" (5.24 x 3.53)**

**Bedroom Four 10'3" x 14'6" (3.13 x 4.44)**

### To the Second Floor:

**Master Bedroom 13'11" x 10'0" (4.25 x 3.07)**

**En-Suite 6'5" x 5'8" (1.98 x 1.74)**

**Bedroom Two 7'11" x 10'10" (2.43 x 3.32)**

**Bedroom Three 9'0" x 10'1" (2.75 x 3.08)**

**Bathroom 7'4" x 6'4" (2.26 x 1.95)**

### Garage

Integral Garage

### Driveway

### Garden

Enclosed rear garden.

### Plot Availability/Pricing

Plots 12, 13 & 14 SSTC

Plot 15 £395,000

Plot 16 £380,000

Plot 17 £392,950

### Additional Information

Whilst being completed to an excellent standard throughout there is the option to upgrade various fixtures and fittings within the property including kitchen and bathroom options.

### About the Area:

Discover the Charm of Greetland:

Nestled in the picturesque Calderdale Valley, Greetland, HX4, offers the perfect blend of tranquility and convenience. This sought-after location boasts a rich history, stunning natural landscapes, and a vibrant community spirit.

**Location & Connectivity:** Greetland is strategically positioned just a short drive from the bustling town of Halifax, providing easy access to excellent road and rail links. Whether commuting to Manchester or Leeds, or exploring the scenic Yorkshire countryside, Greetland serves as an ideal base.

**Community & Lifestyle:** Greetland is renowned for its welcoming community, offering a safe and friendly environment for families and individuals alike. The area is home to well-regarded schools, local shops, cosy pubs, and a variety of leisure activities that cater to all ages.

**Outdoor Living:** Surrounded by rolling hills and lush green spaces, Greetland is a haven for outdoor enthusiasts. Enjoy leisurely walks along the Calderdale Way, cycle through scenic trails, or simply relax in one of the many parks and gardens.

**Historical Charm:** With its quaint stone cottages and historic buildings, Greetland exudes charm and character. The area is steeped in history, offering a glimpse into its industrial past while providing modern amenities for contemporary living.

**Ideal for Modern Living:** Whether you're seeking a peaceful retreat or a vibrant community, Greetland, HX4, offers the best of both worlds. Come and experience the unique charm and unbeatable location that make Greetland a truly desirable place to call home.

### New Build Disclaimer

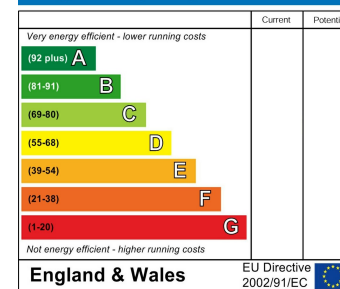
It is only possible to convey a general impression of the layouts and configuration of the property on a schematic publication of this sort. We operate a policy of continuous

product development and consequently, there may be material differences evident between the layout / specification / configuration / sizes depicted and that are achieved in the finished property. Please do not hesitate to speak with a member of our team to confirm the exact layout / specification / configuration during the sale period. Please note all details are subject to change. Images are for illustrative purposes only.

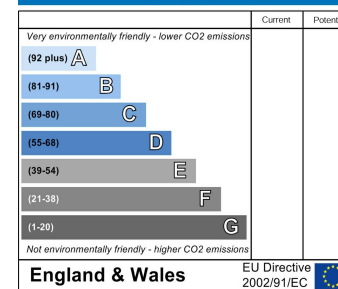
### Disclaimer

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

### Energy Efficiency Rating



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







# CALDER MEWS



- |   |             |
|---|-------------|
|  | ASHFORD     |
|  | BIRKDALE    |
|  | BRAMHAM     |
|  | BRAMHAM ALT |
|  | BURLINGTON  |



Plot 13

