



Hazelwood Place, Greetland, HX4 8EX
£550,000

E & H
Edkins Holmes
ESTATE AGENTS

DUE FOR COMPLETION SUMMER 2025

The stunning Harewood is a spaciously designed four-bedroom detached home in Greetland, Halifax.

Upon entering the Harewood you'll be welcomed into a bright hallway, off which lies the family room and a handy WC. The integral garage is also accessible from the hallway.

Downstairs you will find the stunning open plan kitchen, dining and living space. A stylish Symphony kitchen comes complete with integrated and energy-efficient appliances, and sleek French doors extend the living area into a spacious east-facing garden – perfect for serene Sunday mornings!

Upstairs, you'll discover four thoughtfully designed bedrooms brimming with the potential to really make them your own; a beautiful master bedroom served by a beautiful three-piece en-suite bathroom.

Off the landing sits a stylish family bathroom complete with half-height tiling and a sleek Ideal Standard three-piece suite, including a heavenly bath with an intelligent water-saving design.

The Harewood also features those little cherry-on-top touches that make all the difference, including high-tech energy-efficient appliances, soft-close cabinets, and a heavenly rain-head walk-in shower to the en-suite along with Solar Panels as standard.



To the Lower Ground Floor:

Lounge 20'10" x 10'8" (6.370 x 3.270)

Dining Kitchen 17'7" x 13'0" (5.370 x 3.970)

Utility Room 7'5" x 5'4" (2.270 x 1.651)

To the Upper Ground Floor:

Family Room/Bedroom Five 20'10" x 10'11" (6.370 x 3.347)

Cloakroom 3'6" x 9'4" (1.070 x 2.860)

Garage 13'0" x 19'7" (3.970 x 5.970)

To the First Floor:

Master Bedroom 13'0" x 13'4" (3.970 x 4.070)

En-Suite 9'8" x 4'3" (2.955 x 1.318)

Bedroom Two 13'0" x 10'10" (3.970 x 3.307)

Bedroom Three 7'6" x 8'6" (2.307 x 2.601)

Bedroom Four 7'6" x 10'10" (2.307 x 3.307)

Bathroom 5'4" x 9'8" (1.646 x 2.970)

Plot Availability/Pricing

Plot 24 £550,000

Plot 26 £545,000

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.

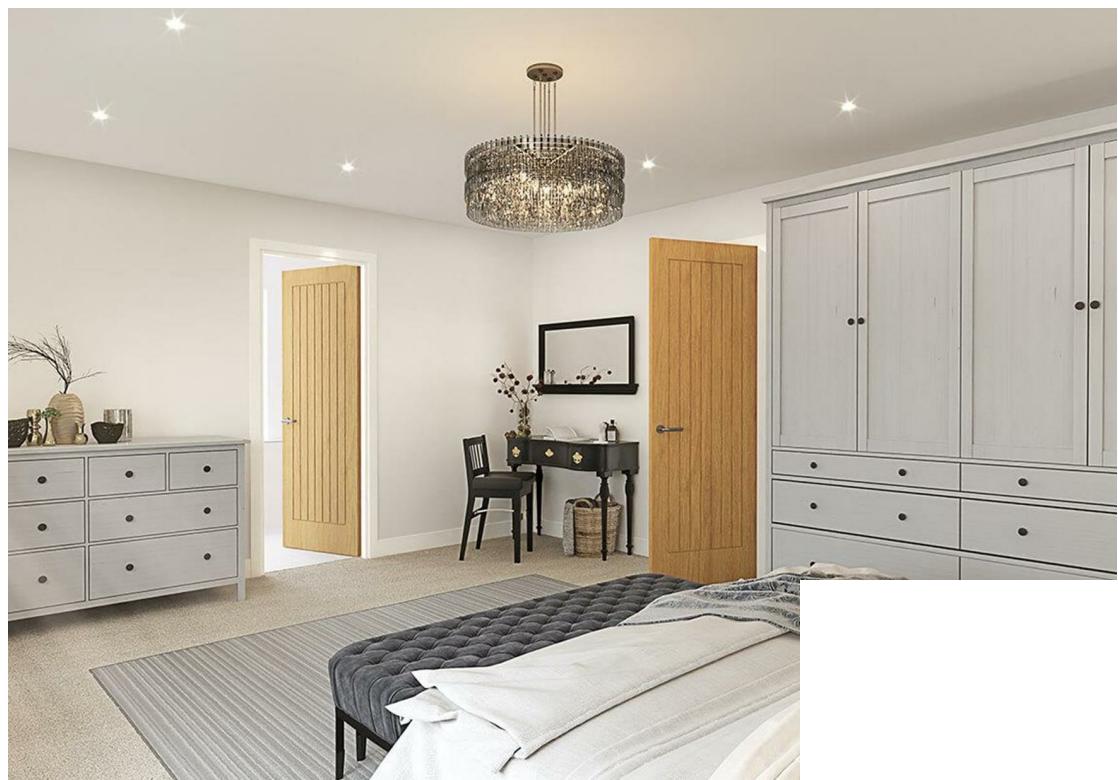
Disclaimer

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



PHASE 2 SPECIFICATION

BATHROOM

- ✓ Integrated oven, fridge freezer and dishwasher
- ✓ Induction Hob and cooker hood
- ✓ 40mm worktop with upstand
- ✓ Stainless steel 15 bowl sink with mixer tap
- ✓ Contemporary under-cabinet downlights

Optional upgrades

- Double oven
- Integrated microwave/oven combi
- Composite sink
- Wine cooler
- Quartz worktop

EN-SUITE

- ✓ Premium Ideal Standard three-piece bathroom suite
- ✓ Designer shower over bath with glass screen
- ✓ Polished chrome heated towel rail
- ✓ Vanity unit
- ✓ Polished chrome downlights
- ✓ Half-height wall tiling

Optional upgrades

- Premium tile choices
- Full-height tiling
- Rainfall shower head
- Shaver/charger socket

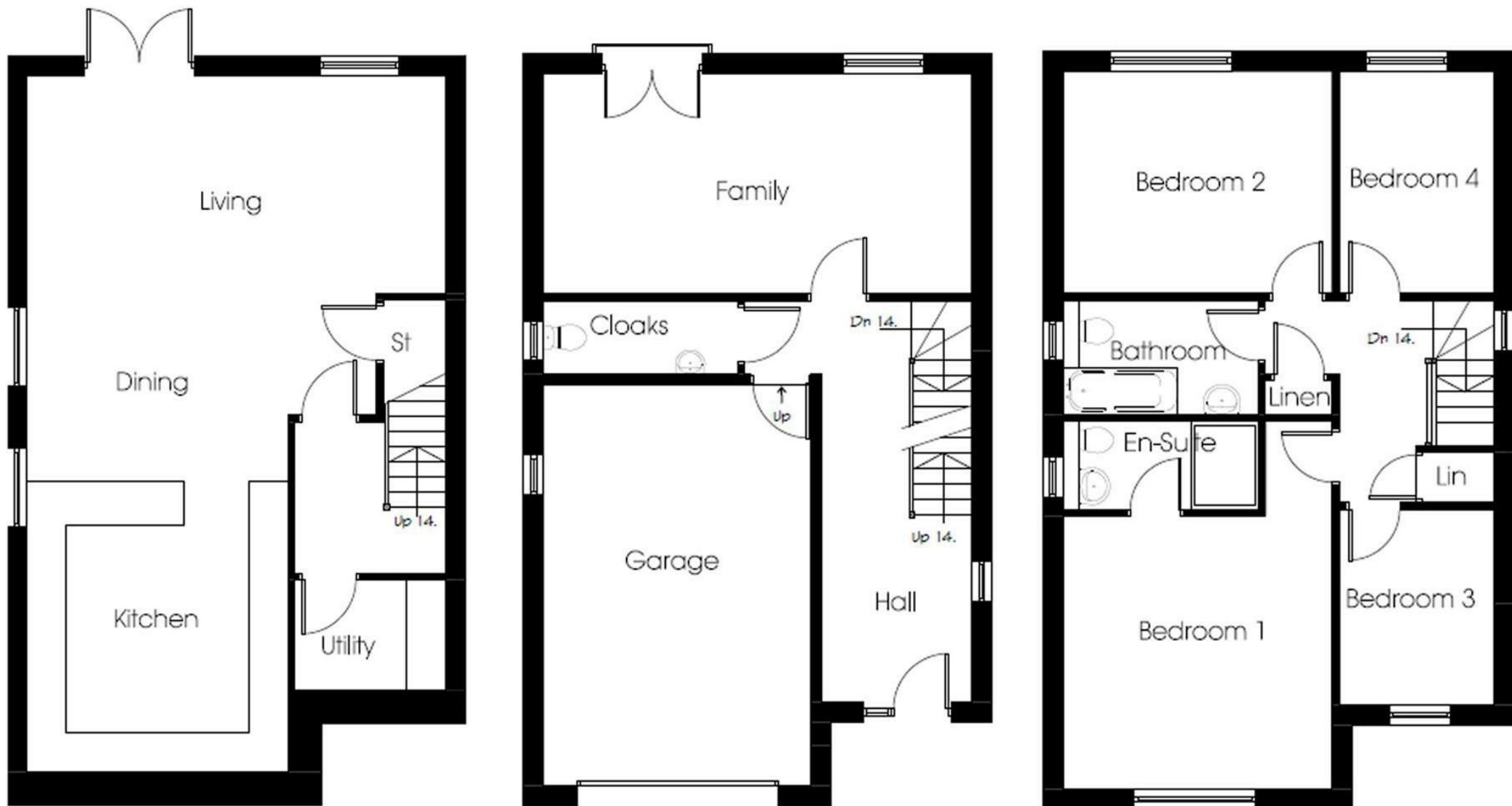
W/C

- ✓ Premium Ideal Standard two-piece suite
- ✓ Stylish semi-pedestal basin
- ✓ Polished chrome downlights

Optional upgrades

- Premium tile choices
- Full-height tiling

EXCELLENCE COLLECTION



6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044