



Hazelwood Place, Halifax, HX4 8EX
£610,000

E&H Edkins Holmes
ESTATE AGENTS

The Whirlow 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.





PHASE II

KITCHEN

- Premium Symphony kitchen with soft-close cabinets & drawers
- Double integrated oven, fridge freezer & dishwasher
- 40mm worktop with upstand
- Induction hob & cooker hood
- Stainless steel 1.5 bowl sink with mixer tap
- Contemporary under-cabinet downlights
- Easy access USB socket

BATHROOM

- Premium Ideal Standard three-piece bathroom suite
- Polished chrome over-bath shower and glass screen
- 40mm worktop with upstand
- Polished chrome downlights
- Vanity unit
- Polished chrome downlights
- Half-height wall tiling

EN-SUITE

- Premium Ideal Standard three-piece bathroom suite
- Rain-head shower with low-profile shower tray
- Vanity unit
- Polished chrome downlights
- Full-height wall tiling to shower area
- Convenient heater/charger socket

SOLAR PANELS

- State-of-the-art solar panels
 - 2.87kW Solar System, including seven panels
 - With regards to environmental impact, your panels represent a lifetime savings equal to 10,041 miles of driving.
 - EL700G of CO2 emissions eliminated or 104 trees planted
 - Annual estimated savings of £1080**

OPTIONAL UPGRADES

- Integrated microwave/oven combo
- Composite sink
- Wine cooler
- Quartz worktop

OPTIONAL UPGRADES

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

OPTIONAL UPGRADES

- En-Suite - Premium tile choices
- En-Suite - Full-height tiling
- Utility - Quartz worktop
- Utility - Washer/dryer
- Utility - Stainless steel sink

OPTIONAL UPGRADES

- Power storage batteries
 - Amplify the cost & energy efficiency of your panels
 - Provide a source of backup power, increasing your energy independence

**Please speak with a sales advisor to confirm the specification of each plot during the sale period. Please note all details are subject to change.

**Annual savings could increase if tariffs and energy prices increase.

CALDER MEWS PHASE II

INTERNAL FEATURES

- Stylish white panelled designer doors
- White emulsion to walls and ceiling
- Gloss to woodwork
- Chrome sockets throughout
- High-efficiency combi boiler
- Stelrad radiators with TRV controls
- TV points and telecoms connections to three points
- Cable in loft for potential aerial point
- Wired smoke alarms with battery backups
- USB socket to master bedroom & kitchen
- Wardrobe to master bedroom

OPTIONAL UPGRADES

- Oak doors throughout
- Additional chrome sockets
- Flooring throughout
- Additional TV & telecoms points

EXTERNAL FEATURES

- Electric vehicle charging port
- Intelligent & highly efficient double glazing
- Anthracite colour window frames (white on the inside)
- Black front door with chrome letterplate
- French doors to rear
- Low-maintenance soffits and fascias
- Electric garage door
- Turf/soft landscaping to front garden
- External light to porch and rear
- Patio to rear
- External tap to rear
- External socket to rear
- Turf to rear
- Security camera doorbell

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VADO


Ideal Standard


Marshall's
Creating Better Spaces

To the Lower Ground Floor:

Family Room 24'2" x 9'8" (7.390 x 2.965)

Utility Room 12'11" x 6'11" (3.940 x 2.120)

Cloakroom 3'0" x 8'11" (0.920 x 2.727)

Garage 16'1" x 20'1" (4.922 x 6.145)

To the Upper Ground Floor:

Kitchen 10'11" x 13'0" (3.345 x 3.970)

Dining/Garden Room 13'0" x 7'6" (3.970 x 2.295)

Lounge 16'2" x 16'10" (4.949 x 5.155)

Study 7'8" x 8'11" (2.349 x 2.727)

To the First Floor:

Master Bedroom 13'6" x 17'2" (4.122 x 5.255)

En-Suite 4'3" x 11'7" (1.296 x 3.545)

Bedroom Two 9'10" x 12'7" (3.003 x 3.842)

Bedroom Three 7'5" x 11'10" (2.286 x 3.632)

Bedroom Four 7'9" x 8'9" (2.383 x 2.679)

Bathroom 5'11" x 8'9" (1.818 x 2.679)

Plot Availability/Pricing

Plot 34 & 36 £610,000

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

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