



Juniper Avenue, Greetland, HX4 8EY
Prices From £345,000

E&H Holmes
ESTATE AGENTS

The Bramham is a uniquely designed three-four bedroom family home with an outstanding specification in Greetland, Halifax. Entering on the upper ground floor, the Bramham's welcoming hallway leads to an integral garage with internal access, a guest WC and a fourth bedroom/designated spacious family room with a large window overlooking the rear garden. Downstairs you'll find an exceptional open plan living and dining area perfect for socialising, featuring a stylish fitted Symphony kitchen with a breakfast bar and high-tech integrated appliances. Sleek French doors lead from the living area to the rear garden, and at the foot of the stairs leading to the upper ground floor you'll find a handy utility closet with fitted base units and plumbing. The Bramham's top floor comprises three unique bedrooms perfect for a growing family; a generous single bedroom, a second double bedroom and an enviable master suite to the rear served by an en-suite bathroom. Along the hallway lies a spacious family bathroom with half-height tiling and an Ideal three-piece suite, and a handy linen closet neatly tucked away beside bedroom three. The Bramham 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.



To The Lower Ground Floor:

Open Plan Living Dining Kitchen Comprising:

Living Room 15'8" x 8'10" (4.80 x 2.70)

Dining Area 12'3" x 10'5" (3.75 x 3.20)

Kitchen 9'0" x 10'5" (2.75 x 3.20)

Utility Room 6'4" x 6'6" (1.95 x 2.00)

To The Upper Ground Floor:

Family Room 15'8" x 8'11" (4.80 x 2.72)

Bedroom Four/Reception Room (IN PLOT 7 ONLY) 8'11" x 16'6" (2.73 x 5.04)

Cloakroom 5'4" x 3'8" (1.64 x 1.12)

To The First Floor:

Master Bedroom 10'9" x 12'8" (3.28 x 3.88)

En-Suite 4'8" x 8'11" (1.43 x 2.72)

Bedroom Two 7'9" x 10'10" (2.37 x 3.31)

Bedroom Three 7'7" x 7'5" (2.33 x 2.28)

Bathroom 8'10" x 5'6" (2.71 x 1.69)

Integral Garage (Not in Plot 7) 8'11" x 16'6" (2.73 x 5.04)

Driveway Parking

Garden

Enclosed Rear Garden

Plot Availability

Plots 4,5,& 6 are priced at £345,000

Plot 7 is priced at £370,000

Additional Information

UPGRADES:

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.

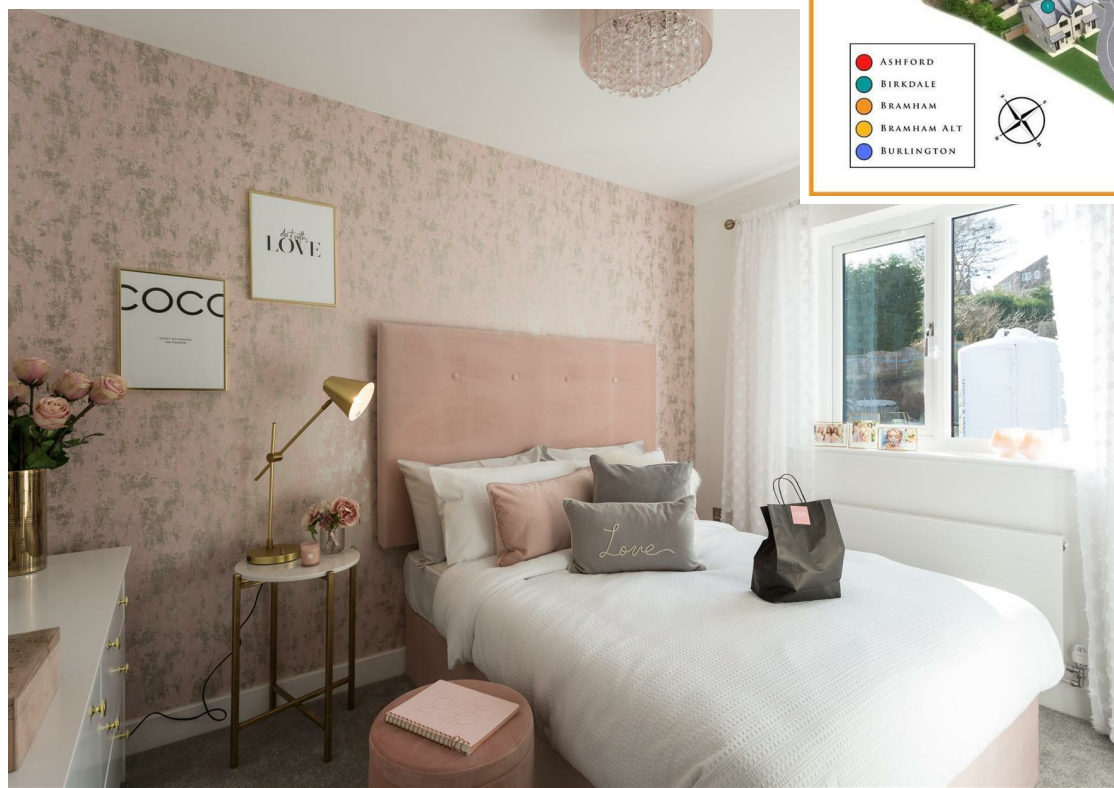
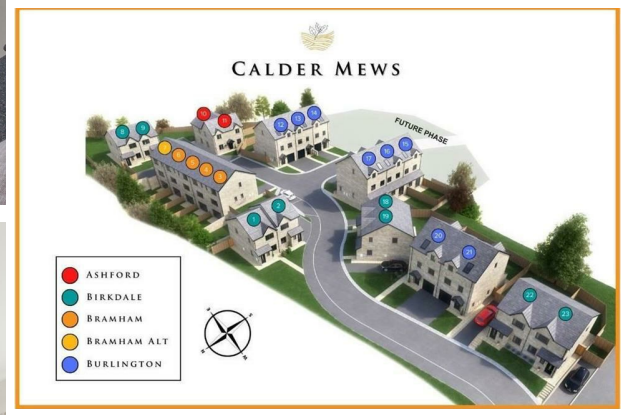
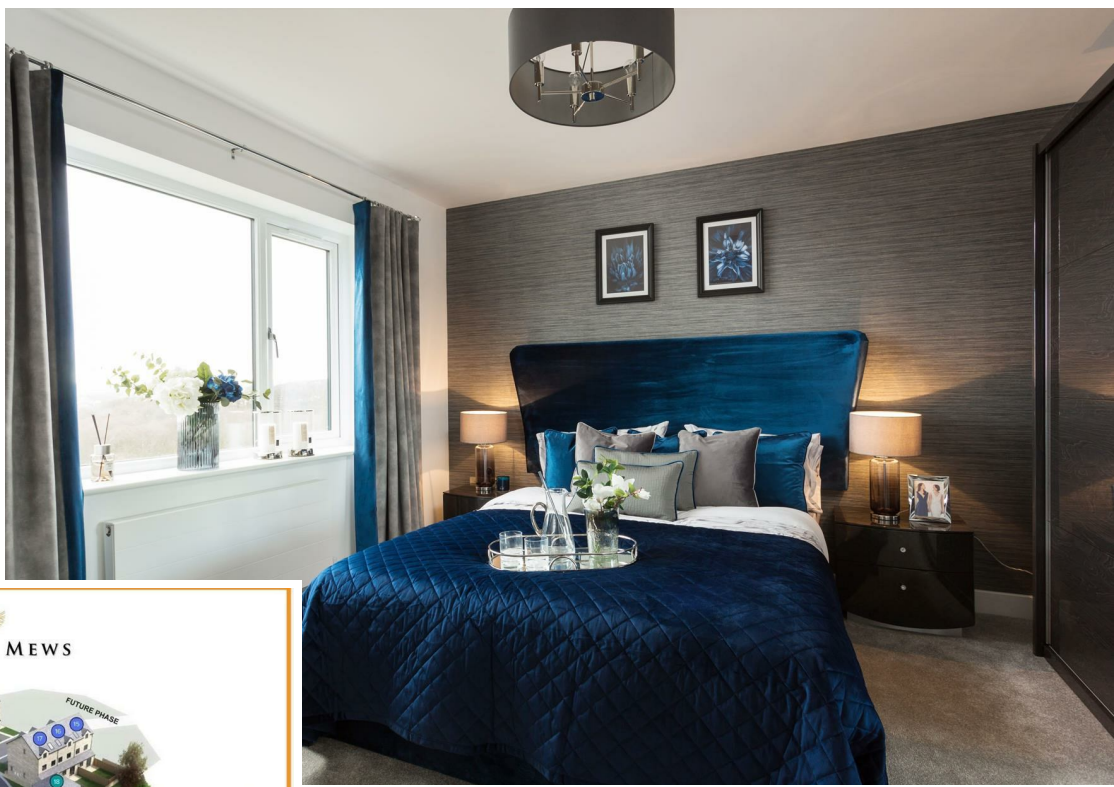
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We are not a member of a client money protection scheme.

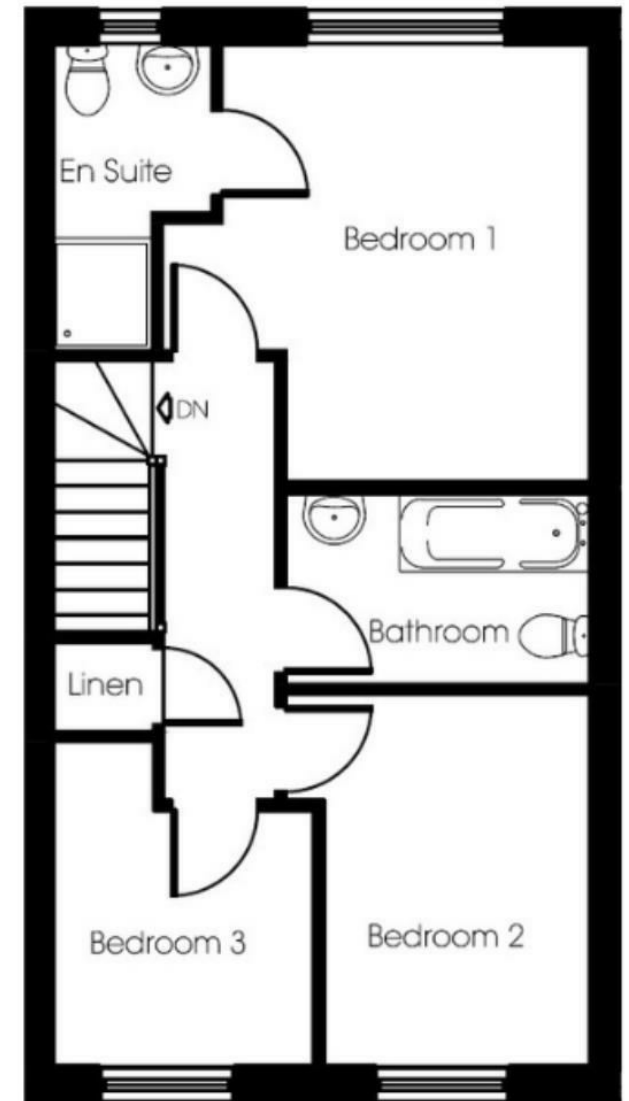
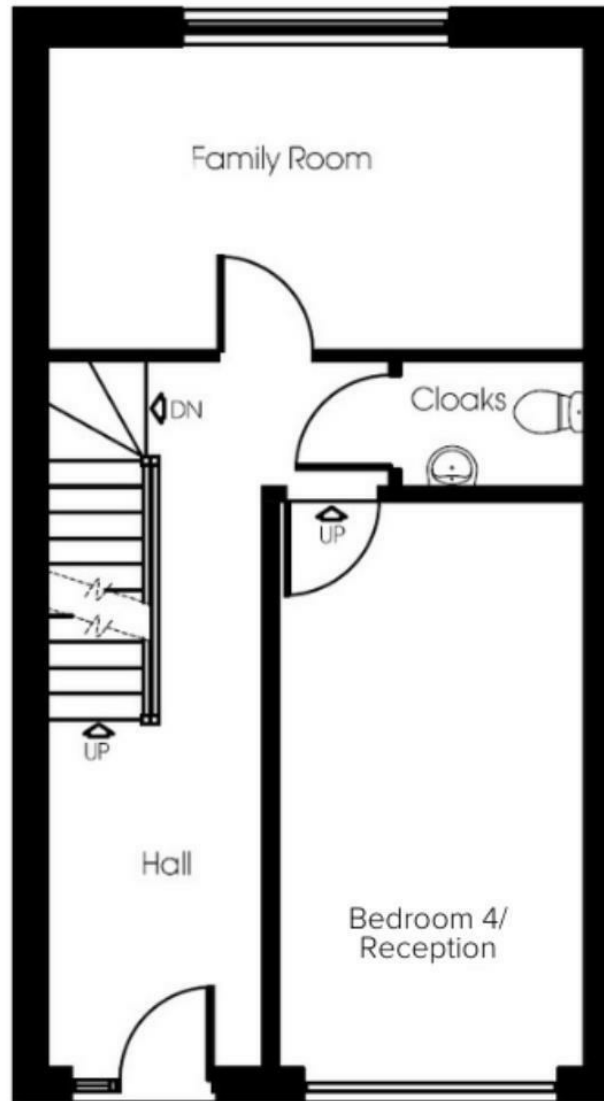
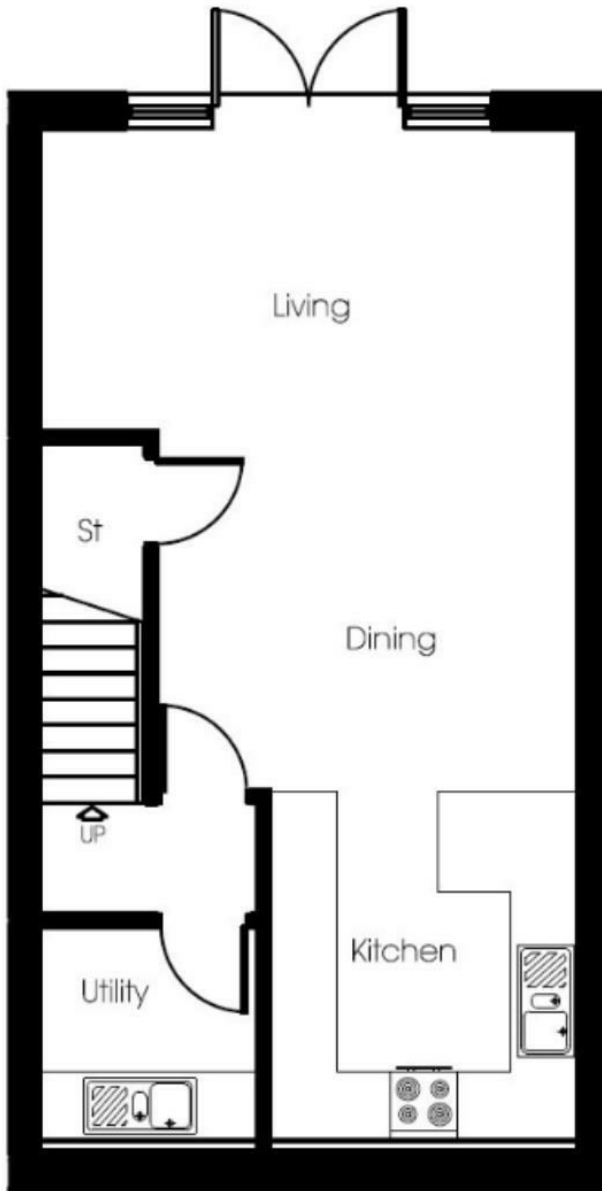
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 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 | |





Plot 7



Plots 4, 5&6

