

# Longley Gardens

SADDLEWORTH ROAD, GREETLAND



An imposing development of just 8 luxury two bedroom duplex apartments



about

# lovelcooper



Level Cooper is building a solid reputation for the quality and care it lavishes on the construction of its sought-after new homes. Nowhere is this better illustrated than at Longley Gardens in Greetland.

Just eight fortunate apartment buyers will be able to enjoy the outstanding levels of luxury available, in a stunning building which makes the most of its elevated position and offers a delightful private communal garden area to the rear.



# Longley Gardens

SADDLEWORTH ROAD, GREETLAND

With secure garaging below, private parking to the front and extensive garden and leisure area to the rear, Longley Gardens matches the quality of its accommodation with the thoughtfulness of its overall design.



site layout

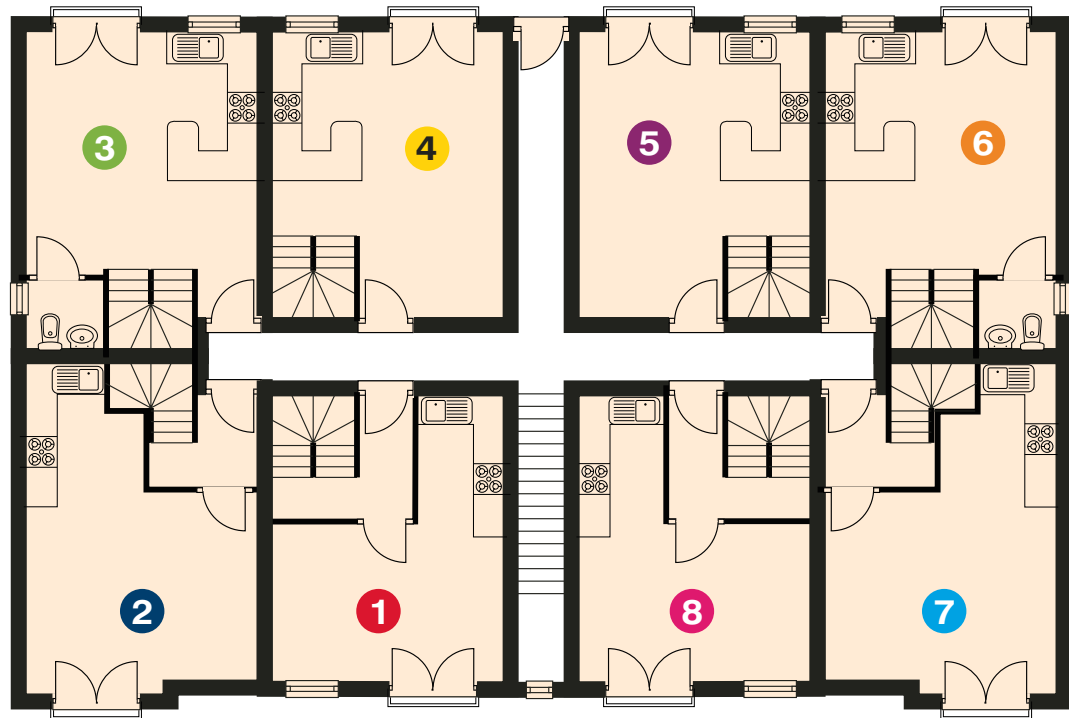




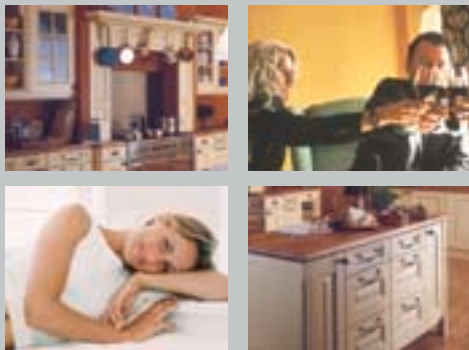
# Longley Gardens

SADDLEWORTH ROAD, GREETLAND

- |   |   |
|---|---|
| <p><b>apartment 1</b><br/>kitchen/living 5.70 x 4.59 18'8" x 15'0"</p> <p><b>apartment 2</b><br/>kitchen/living 6.63 x 4.62 21'9" x 15'1"</p> <p><b>apartment 3</b><br/>kitchen/living 5.16 x 4.62 16'11" x 15'1"<br/>cloaks 1.55 x 1.40 5'1" x 4'7"</p> <p><b>apartment 4</b><br/>kitchen/living 5.70 x 4.59 18'8" x 15'0"</p> | <p><b>apartment 5</b><br/>kitchen/living 5.70 x 4.59 18'8" x 15'0"</p> <p><b>apartment 6</b><br/>kitchen/living 4.86 x 4.62 15'11" x 15'1"<br/>cloaks 1.55 x 1.41 5'1" x 4'7"</p> <p><b>apartment 7</b><br/>kitchen/living 6.63 x 4.62 21'9" x 15'1"</p> <p><b>apartment 8</b><br/>kitchen/living 5.70 x 4.59 18'8" x 15'0"</p> |
|---|---|



Ground Floor





# specification

<b>apartment 1</b>			
bedroom 1	3.91 x 3.40	12'9" x 11'1"	
bedroom 2	2.89 x 2.40	9'5" x 7'10"	
bathroom	2.15 x 1.72	7'0" x 5'7"	
en-suite	1.80 x 1.72	5'10" x 5'7"	

<b>apartment 2</b>			
bedroom 1	2.73 x 3.70	8'11" x 12'1"	
bedroom 2	1.82 x 3.29	5'11" x 10'9"	
bathroom	1.55 x 2.57	5'1" x 8'5"	

<b>apartment 3</b>			
bedroom 1	2.73 x 3.70	8'11" x 12'1"	
bedroom 2	1.82 x 3.29	5'11" x 10'9"	
bathroom	1.55 x 2.57	5'1" x 8'5"	

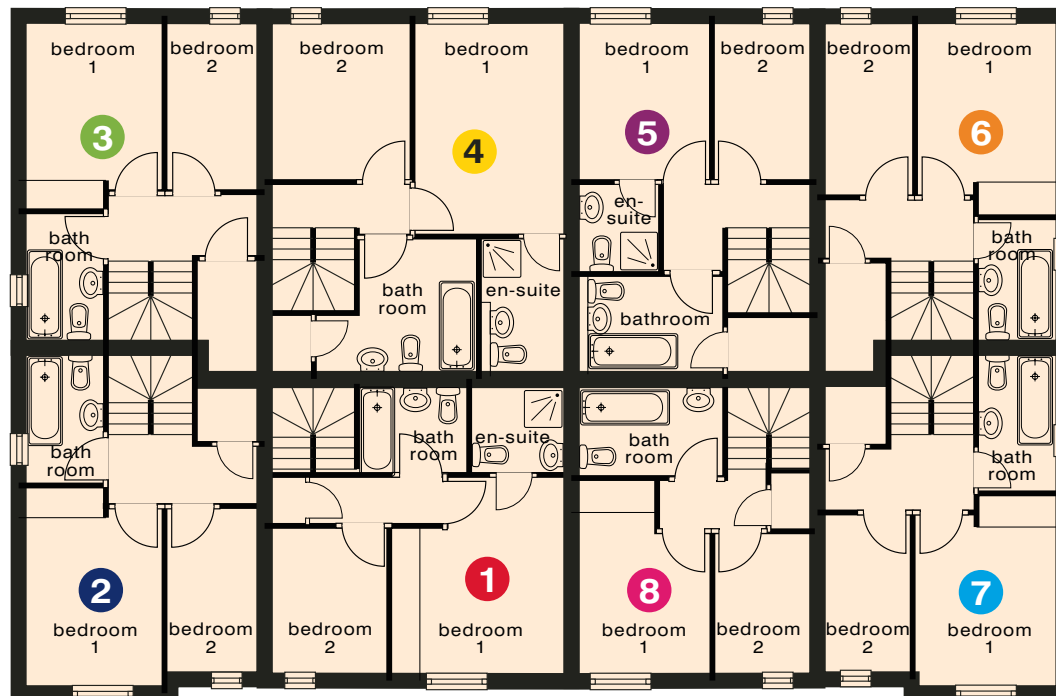
<b>apartment 4</b>			
bedroom 1	3.80 x 4.20	12'5" x 13'9"	
bedroom 2	2.80 x 3.10	9'2" x 10'2"	
bathroom	3.30 x 2.71	10'9" x 8'10"	
en-suite	1.60 x 2.71	5'2" x 8'10"	

<b>apartment 5</b>			
bedroom 1	2.63 x 3.29	8'7" x 10'9"	
bedroom 2	1.90 x 3.29	6'2" x 10'9"	
bathroom	2.80 x 2.00	9'2" x 6'6"	
en-suite	1.60 x 1.70	5'2" x 5'6"	

<b>apartment 6</b>			
bedroom 1	2.73 x 3.70	8'11" x 12'1"	
bedroom 2	1.82 x 3.29	5'11" x 10'9"	
bathroom	1.55 x 2.57	5'1" x 8'5"	

<b>apartment 7</b>			
bedroom 1	2.73 x 4.00	8'11" x 13'1"	
bedroom 2	1.82 x 3.29	5'11" x 10'9"	
bathroom	1.55 x 2.57	5'1" x 8'5"	

<b>apartment 8</b>			
bedroom 1	2.65 x 3.91	8'8" x 12'9"	
bedroom 2	1.88 x 2.80	6'2" x 9'2"	
bathroom	2.73 x 1.70	8'11" x 5'6"	



## KITCHENS

- choice of contemporary designed kitchens
- choice of worktops
- stainless steel sink with coordinating mixer taps
- electric oven, hob and integrated hood in stainless steel
- tiling between worktops and units

## BEDROOMS

- TV & telephone points to bedroom 1

## BATHROOMS

- electric shower
- contemporary white sanitary ware with chrome fittings
- coordinating toilet seat and bath panel
- fully tiled to bath area

## HEATING

- electric panel heaters

## GENERAL SPECIFICATION

- high security communal doors
- satellite TV point
- smoke detectors
- upvc double glazed lockable windows
- white 6 panel internal doors
- chrome ironmongery
- internal woodwork in white gloss
- walls finished in magnolia emulsion
- ceilings finished in white emulsion
- garage or dedicated parking space

## First Floor

All dimensions are listed as maximum measurements taken at the widest point.

# out & about



Piece Hall image courtesy of [www.piecehall.info](http://www.piecehall.info)

Greetland stands at the gateway to the Pennines' rolling hills and moors, with a history stretching back to Roman times. Much of the nearby countryside is characterised by scattered farms and isolated inns, with a small amount of industry in the valleys. The M62 is easily accessible and there is an excellent network of local roads which bring Elland and Halifax within short travelling times. The charms of Bronte Country, the vibrant city centres of Leeds and Manchester, or a variety of spectacular walking areas are all close at hand.

Nearby Halifax centre boasts some glorious eighteenth century architecture, most notably the Piece Hall, a colonnaded masterpiece now comprising over 50 different speciality shops. The 19th century mills of Dean Clough have been transformed into a complex housing hundreds of businesses, several theatre companies and a variety of art galleries and restaurants.



### Rail

National Rail Enquiries  
Tel: 0845 748 49 50

### Education

Greetland Primary School  
Sunnybank Annexe, Saddleworth Rd,  
Greetland, Halifax,  
West Yorkshire HX4 8LZ  
Tel: 01422 374925

Greetland Junior & Infant School  
School St, Greetland, Halifax,  
West Yorkshire HX4 8JB  
Tel: 01422 372893

West Vale Primary School  
Stainland Rd, Greetland, Halifax,  
West Yorkshire HX4 8LS  
Tel: 01422 372804

### Hospital

Calderdale Royal Hospital  
Huddersfield Rd, Salterhebble,  
Halifax, West Yorkshire HX3 0PW  
Tel: 01422 357171

### Dentist

West Vale Dental Practice  
64, Saddleworth Rd, Greetland,  
Halifax, West Yorkshire HX4 8AG  
Tel: 01422 370282

### Local Authority

Calderdale Metropolitan Borough Council  
Town Hall, Halifax, West Yorkshire HX1 1UJ  
Tel: 01422 357257

### Police

Calderdale Police Station  
Richmond Close, Halifax,  
West Yorkshire HX1 5TW  
Tel: 0845 6060606

### Library

Greetland Library  
Rochdale Rd, Greetland,  
Halifax, West Yorkshire HX4 8JE  
Tel: 01422 376068

### Post Office

Greetland P.O.  
62, Saddleworth Rd, Greetland,  
Halifax, West Yorkshire HX4 8AG  
Tel: 01422 378997

### Recreation

North Bridge Leisure Centre  
North Bridge, Halifax,  
West Yorkshire HX3 6TE  
Tel: 01422 330349

Halifax Bradley Hall Golf Club  
Stainland Rd, Holywell Green, Halifax,  
West Yorkshire HX4 9AN  
Tel: 01422 374108

Halifax Swimming Pool  
Skircoat Rd, Halifax,  
West Yorkshire HX1 2JN  
Tel: 01422 366624

# local amenities





For further information please contact Sandra Horsfield at:



07860 934823

OR



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*Whilst every effort has been made to ensure the information is correct, this brochure is designed specifically as a guide and we reserve the right to amend the specification as necessary and without notice.*

*All dimensions contained within this brochure are approximate and should not be used to calculate carpet sizes or spacings for appliances or furniture.*