



**42 Range Bank, Halifax, West Yorkshire, HX3 6JR**  
**£285,000**

A splendid and highly individual THREE BEDROOM DETACHED family home with far reaching views. The property has been lovingly improved and extended by the current owners to create a fantastic residence which would suit a variety of potential buyers. Viewing is essential to appreciate this unique home.



Ideally positioned in an elevated spot overlooking Halifax with excellent access to the amenities and plentiful transport links, the property provides spacious and modern living whilst benefiting from ample external space which includes garden room, off road parking, gardens and two decked areas offering wonderful vantage points to enjoy the views.

EPC RATING - D

COUNCIL TAX BAND - B

## GROUND FLOOR

### ENTRANCE

Entrance area with laminate flooring and a double glazed window.

### LOUNGE

Good size main reception room with a feature wood burning stove with oak mantle over. Laminate flooring, central heating radiator and double glazed window to the rounded bay offering far reaching views.

### BEDROOM

Large bedroom with walk in closet, stylish panelling to one wall, two double glazed windows and a central heating radiator.

### EN-SUITE

Modern fitted en-suite comprising of a low flush W.c, hand wash basin sat on a vanity unit and a large shower area with sliding glass door. Tiled flooring, double glazed window and a heated towel rail.

### BEDROOM

Double bedroom with two double glazed windows and a further Velux roof window. Central heating radiator.

### BEDROOM

A third ground floor bedroom with a double glazed window and central heating radiator.

### BATHROOM

Located on the ground floor a fitted bathroom suite comprising of a bath with shower and screen over, low flush W.c and hand wash basin. Double glazed window and central heating radiator.

### LAUNDRY/STORE

A useful utility room with space for storage and plumbing for a washing machine.

## FIRST FLOOR


### DINING KITCHEN

A fantastic and light kitchen diner with two double glazed windows, two Velux windows and sliding door leading to a decked area in the garden. There is a fitted shaker style kitchen with oak worktops over incorporating a Belfast sink. Integrated appliances include a double electric oven, microwave, wine cooler, dishwasher, fridge and freezer. There is a central heating radiator and tiled flooring and the space can comfortably accommodate a dining table.

### EXTERNAL

The property sits on an elevated plot with fantastic views across Halifax. there is off road parking and an established lawn and

garden to the front. Off the kitchen there is a pleasant decking area providing a great spot to enjoy a secluded outdoor space. Further to the rear there is a another raised decking area which gives a splendid vantage point to enjoy the outlook. To complete the external space, there is a garden room which could be used as a home office, study or provide further storage options.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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