



Bank Top, Southowram, Halifax HX3 9PD

welcome to

Bank Top, Southowram, Halifax

Offering excellent family accommodation is this four bedroom semi-detached property in Southowram, Offers Over £225,000 which could be ideal for growing families. Benefitting from off street parking, well maintained gardens and situated close to schools & amenities! Contact us to view!



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is a gas central heating radiator, ceiling light point and carpeted flooring. The entrance hall provides access to the lounge/diner.

Lounge/Diner

22' 6" x 13' 3" (6.86m x 4.04m)

Spacious lounge with double glazed windows to the front & rear elevation, two gas central heating radiators, two ceiling light points and a gas fire. The lounge provides ample space for free standing furniture and has also been used as a dining area by the current vendors. The lounge itself has carpeted flooring and has stunning far reaching views of the countryside.

Sitting Room

14' 10" x 10' 4" (4.52m x 3.15m)

With carpeted flooring, ceiling light point, gas central heating radiator and carpeted flooring.

Kitchen

7' 8" x 7' 8" (2.34m x 2.34m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating sink & drainer with a mixer tap. There is a double glazed window to the rear elevation, striplight, ceramic hob & oven. With integrated fridge freezer, dishwasher and benefitting from pantry storage. The kitchen itself has tiled walls & flooring.

First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

Bedroom One

16' 8" x 10' 6" (5.08m x 3.20m)

Double bedroom with a double glazed windows to the front & rear elevation, gas central heating radiator and ceiling light point. There is a shower unit, wash hand basin and benefitting from fitted wardrobes. The bedroom itself has carpeted flooring.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom two also a double bedroom with gas central heating radiator, ceiling light point and double glazed window to the front elevation. The bedroom has carpeted flooring and benefits from fitted wardrobes.

Bedroom Three

8' 8" x 8' 8" (2.64m x 2.64m)

With gas central heating radiator, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Four

7' 9" x 5' (2.36m x 1.52m)

With carpeted flooring, double glazed window to the rear elevation, ceiling light point and gas central heating radiator.

House Bathroom

The house bathroom comprises of a three piece suite which includes a low level wc, wash hand basin and panelled bath with an electric shower over and glass shower screen. There is a frosted double glazed window to the side elevation, gas central heating radiator and ceiling light point. The bathroom itself has carpeted flooring.

W/C Room

Located on the ground floor is the w/c room which comprises of a low level wc, wash hand basin, frosted double glazed window to the rear elevation and carpeted flooring.

Loft Room

The loft room is split into two rooms with striplights and double glazed window to the side elevation.

Externally

To the front of the property is a paved garden with flowerbeds and to the rear is a good sized garden which is lawned & paved and would be great for enjoying the summer months. Both gardens are very well maintained.

Garage

Detached garage with an up & over door.



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Bank Top, Southowram Halifax

- **OFFERS OVER £225,000**
- IDEAL FOR GROWING FAMILIES
- OFFERING EXCELLENT SPACIOUS FAMILY LIVING
- DRIVEWAY, GARAGE AND WELL-MAINTAINED FRONT & REAR GARDENS
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Tenure: Freehold EPC Rating: D

offers over
£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX113645 - 0004

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