



**VG** ESTATE AGENT  
*Dedicated to selling your home...*



Dark grey, handleless kitchen cabinets on the left side of the kitchen.

A built-in oven with a digital display and control panel, integrated into the dark grey cabinetry.

A black toaster sitting on the white countertop.

A built-in oven with a digital display and control panel, integrated into the dark grey cabinetry.

A kitchen island with a wooden top and a dark grey base, featuring a built-in cooktop and two bar stools.

Three pendant lights with Edison-style bulbs hanging from the ceiling over the kitchen island.

A window with a view of the outdoors, featuring a sink and a window sill with a potted plant.

Dark grey kitchen cabinets on the right side of the kitchen.

A fruit basket containing various fruits, including bananas and apples, sitting on the countertop.

A built-in wine cooler or refrigerator unit integrated into the dark grey cabinetry.



# 5 BANKFIELD GRANGE

GREETLAND | HX4 8LJ

Situated on a quiet cul-de-sac in the desirable residential location of Greetland, this modern semi-detached family home has been updated by the current owner to provide a modern home finished to an exceptionally high standard with quality fixtures and fittings throughout.

The accommodation is arranged over two floors and includes a sitting room, stunning breakfast kitchen, family room, three bedrooms and four-piece family bathroom.

Externally there is a fully enclosed landscaped garden to the rear, driveway parking and a single garage. Adjacent to the garden steps is a plot of land that would lend itself to additional garden or parking.



**GROUND FLOOR**  
Entrance Vestibule  
Sitting Room  
Breakfast Kitchen  
Family Room

**FIRST FLOOR**  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom

**EXTERNAL**  
Single Garage

**COUNCIL TAX**  
D

**EPC RATING**  
C

## INTERNAL

This beautifully presented property is entered into an entrance vestibule with staircase rising to the first floor and doors into the breakfast kitchen and sitting room.

There are two reception rooms: a sitting room featuring a fireplace with timber mantel housing a wood-burning stove and a family room with bi-fold doors giving direct access to the garden; Velux rooflights and tall windows provide additional natural light. The family room is open through to the fitted kitchen which houses a range of contemporary units with quartz worktops incorporating an undermounted sink and a central island with timber work surface housing the induction hob. Integrated units include a double oven, microwave, fridge, freezer, washing machine and wine cooler.

The three bedrooms include two spacious doubles and a single; each having fitted wardrobes. The first floor accommodation is completed with a recently updated four-piece bathroom housing a bath, shower cubicle, WC and wash basin mounted in a vanity unit. The loft has been boarded and is accessed via a drop-down hatch from the landing.

## EXTERNAL

To the front of the property is a driveway leading to the single garage, with steps leading up to the front door. There is an additional area to the left of the drive which the vendor has recently cleared and could potentially create extra parking. Steps lead round to the rear garden, which has been beautifully landscaped and includes a low-maintenance level artificial lawn bordered by raised shrubberies and benefiting from an elevated timber sundeck.

## LOCATION

Bankfield Grange enjoys a convenient location in the sought after residential area of Greetland, within walking distance of Greetland Academy primary school and with excellent transport links close by. Nearby West Vale has excellent amenities including a doctor's surgery and pharmacy, two small supermarkets and a range of independent shops, bars and restaurants. There is a regular bus service into Halifax and the M62 is only 10 minutes' drive away providing easy commuting links to Leeds, Manchester and beyond.

## SERVICES

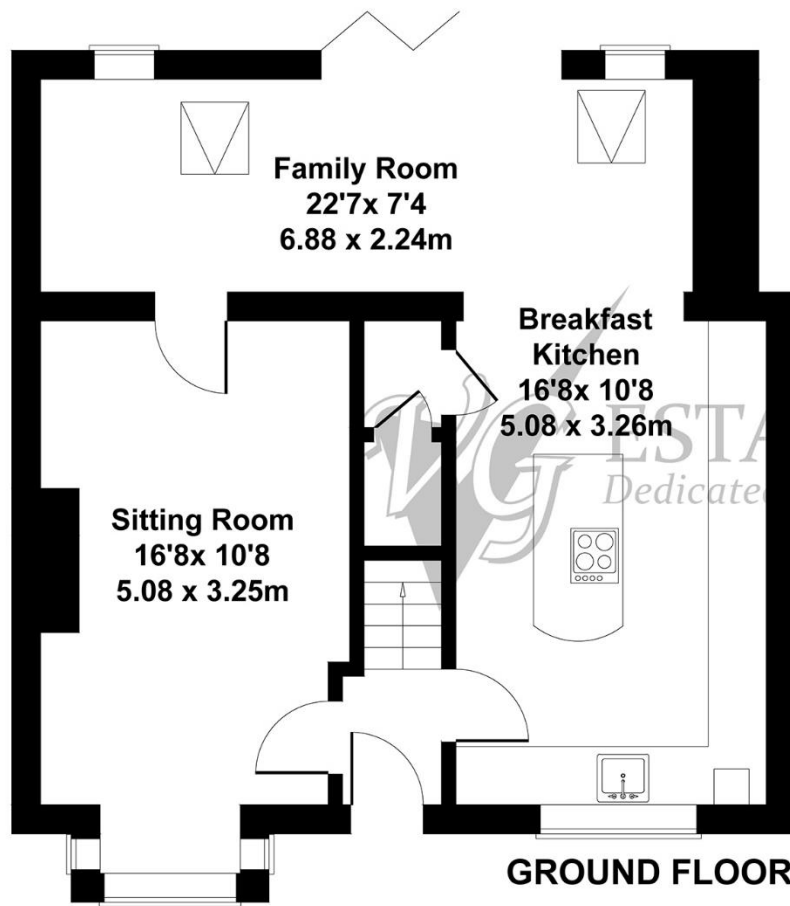
All mains services. Gas central heating, boiler located in breakfast kitchen.

**TENURE** Freehold.

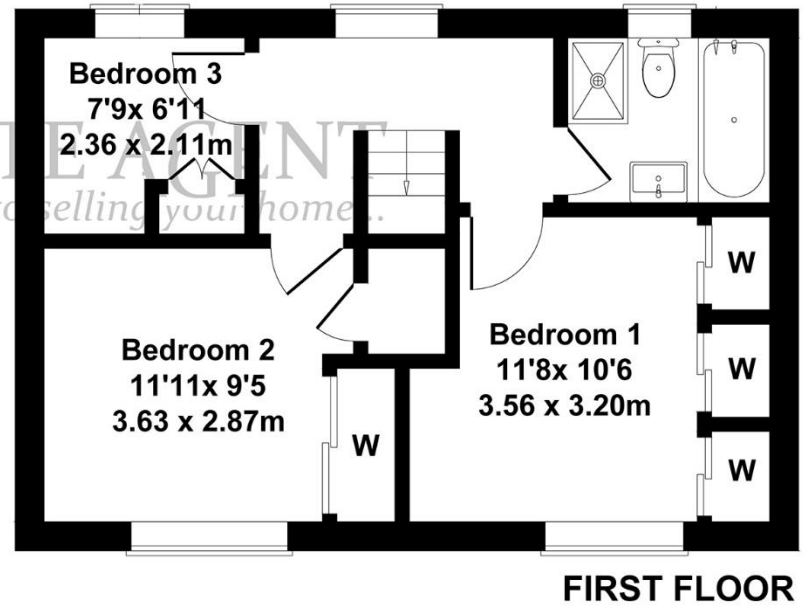
## DIRECTIONS

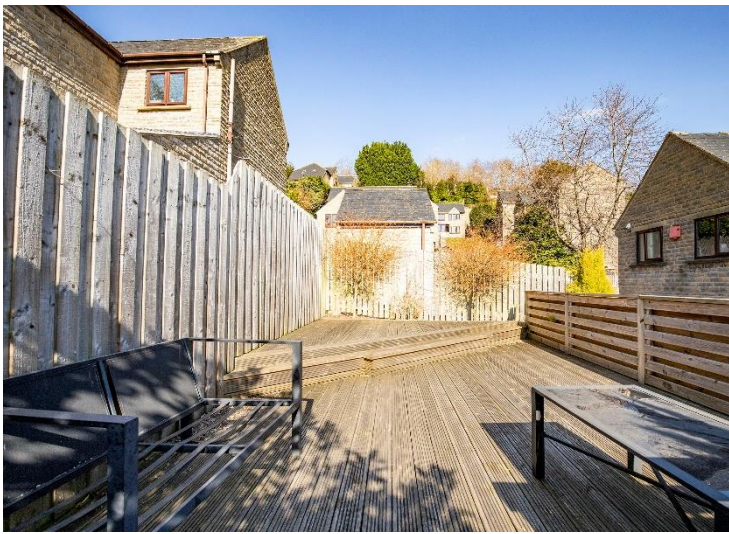
From Ripponden, take the B6113 Elland Road uphill and after passing The Fleece Inn on the left hand side, fork right into Barkisland. Proceed ahead at the first crossroads and left into Saddleworth Road at the second crossroads. Continue on Saddleworth Road for approximately 2 miles, passing Greetland Academy school on the right and turn left into Bankfield Grange, directly opposite Sunside Garage. The property is on the left hand side indicated by our For Sale board.





Approximate Gross Internal Area  
1033 sq ft - 96 sq m





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**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.