



9 Bankfield Gardens

Southowram, Halifax, HX3 9NT

Offers Around £295,000 Freehold





We are delighted to bring to market this stunning, semi-detached true bungalow which occupies a good sized plot at the head of a quiet residential cul-de-sac in the ever popular Southowram. Boasting three bedrooms, two bathrooms and two receptions rooms plus a home office, bike garage, off road parking and an enclosed rear garden, this wonderful home has been modernised to a high standard throughout and will suit a variety of purchasers including families or a retired couple, and an early viewing is advised.

Location

Situated in the sought-after location of Southowram, Bankfield Gardens is a quiet residential cul-de-sac accessed from Marsh Lane via Bank Top. Southowram village provides a variety of local shops and amenities including the highly regarded Withinfields Primary School, and is within walking distance of Halifax town centre which offers excellent commuter links including Halifax Railway Station.

Accommodation

Entering directly into the spacious and well presented lounge which benefits from a wood burning stove set within the chimney breast. Laminate wood effect flooring with underfloor heating runs throughout the lounge, kitchen and conservatory. The kitchen further benefits from an excellent range of base, wall and drawer units with complementary worksurfaces which incorporate a 1 and ½ bowl sink with drainer and mixer tap over, and metro style tiled splashbacks. There is an electric range cooker with extractor hood above, an integrated dishwasher and fridge freezer. Accessed off the kitchen, the good sized conservatory is currently utilised as a dining area and enjoys plumbing for a washing machine to a storage cupboard, and French doors which lead out to the rear garden.

Continuing into the inner hallway from the kitchen, on your right is the home office which could be utilised to create a utility room if required. The adjacent bedroom is a small double with window overlooking the rear garden. Across the hallway, a second double bedroom has a window the front elevation. The principal bedroom is set to the rear with French doors which overlook, and lead out to, the rear garden. Benefitting from a range of fitted wardrobes and an en-suite shower room with WC and wash hand basin set within a vanity unit and walk in shower cubicle with folding glass door, rainfall shower head and handheld attachment. With a heated towel rail, tiled walls, recessed spotlights and an illuminated mirror. Completing the accommodation, the modern house bathroom is also tiled with a three piece suite comprising: wash hand basin set within a vanity unit, WC, and bath with shower over and glass screen. With a heated towel rail, recessed spotlights, an illuminated mirror and extractor fan.

Externally, to the front of the property is a block paved driveway providing off road parking for two vehicles and which gives access to the small bike garage which has a roller shutter door and provides an excellent, secure storage space. At the rear, a split level garden provides various seating areas with decking, lawn and mature plants, trees and shrubs. There is a wood store area and external power points and lights.



Council tax band: C
EPC rating: D
Ground rent: N/A
Service charge: N/A

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