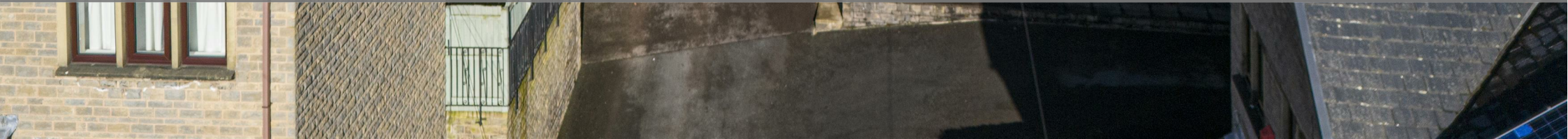




40 Bankfield Grange, Greetland, Halifax, HX4 8LJ

£450,000

bramleys



This substantial detached family home provides generous 4/5 bed roomed accommodation which enjoys an elevated position in the popular village of Greetland. Having 3 reception rooms, dining kitchen with separate utility, 4 double bedrooms and 3 bathrooms. The property is well presented throughout and offers many of the conveniences that today's family have come to expect. Externally there are private gardens to 3 sides, double garaging and driveway. Being ideally positioned for the amenities of West Vale, Elland and Halifax town centres and within 3 miles of access to the M62 motorway network, this ideal family home is certainly worthy of internal inspection.





GROUND FLOOR:

Entrance Porch

6'6 x 7'10 (1.98m x 2.39m)

Fitted with uPVC double glazed windows and has slate tiling to the floor. A wood effect uPVC double glazed door gives access into main entrance hall.

Entrance Hall

Having a central heating radiator, ceiling coving, a staircase rising to the first floor level and access doors into:-

Lounge

16'0 x 11'6 (4.88m x 3.51m)

A well proportioned and presented reception room which has a modern living flame coal effect gas fire with marble surround and hearth. There are 2 wall light points, dado rail and ceiling coving, 2 central heating radiators, a wood effect uPVC double glazed window to the front elevation which affords far reaching views, patio doors leading out to the rear decking area and there are double doors accessing the dining room.

Dining Room

11'5 x 9'1 (3.48m x 2.77m)

Another well proportioned reception room having a uPVC double glazed window to the rear elevation, central heating radiator and ceiling coving. This room can also be accessed via a door from the entrance hall.

Dining Kitchen

15'11 x 10'5 (4.85m x 3.18m)

Being of generous proportions, the kitchen area is fitted with a modern range of matching wall and base units incorporating a built in wine rack with complementary wood effect working surfaces over which extend to form a breakfast bar seating area. Inset into the working surface is a 1½ bowl stainless steel sink unit with side drainer and mixer tap. There is a built in electric double oven with 5 ring gas hob and fitted extractor, space and plumbing for a dishwasher, part tiling to the walls and tiling to the floor, under-cabinets lighting to the units, inset ceiling spotlights, a door accessing a useful downstairs storage cupboard, 2 central heating radiators and a uPVC double glazed window and a uPVC door accessing a useful utility room.

Utility Room

15'2 x 5'1 (4.62m x 1.55m)

A useful addition to the kitchen fitted with a range of base units with working surfaces inset into which is a





stainless steel sink unit and there is space and plumbing for an automatic washing machine, part tiling to the walls, tiling to the floor, 2 skylight windows and uPVC external doors to both the front and rear of the room.

Living Room / Bedroom

16'8 x 10'8 plus entrance (5.08m x 3.25m plus entrance)

This is a particularly useful addition to the living space and is presently being used as a living room/office. There are 2 uPVC double glazed windows to the front elevation, a uPVC double glazed window to the side elevation, a central heating radiator, ceiling coving, a range of built in storage units and shelving, a built in desk with drawer units and a door which accesses the ground floor shower room and cloakroom area. This room would lend itself to a fifth bedroom benefitting from en suite facilities.

Shower Room

The entrance to the shower room is presently being used as cloakroom area and then there is a further door leading into the shower room itself which is furnished with a 3 piece suite in white comprising low flush wc with concealed cistern, wash hand basin built to vanity and a shower unit with thermostatic shower. There is part tiling to the walls, tiling to the floor, a central heating radiator, extractor fan and a uPVC double glazed window to the rear.

FIRST FLOOR:

Landing

Having a built in storage cupboard which is fitted with shelving, a loft access point, ceiling coving and a uPVC double glazed window to the front elevation.

Master Bedroom

17'1 x 16'9 max (5.21m x 5.11m max)

This is an extremely well proportioned master bedroom which is furnished with a comprehensive range of fitted furniture to include full height wardrobes, base units, bedside cabinets and a dressing table area with drawers. There are 2 wood effect uPVC double glazed windows to the front elevation, 3 central heating radiators, a loft access point, ceiling coving and a door accessing the ensuite.



En Suite Shower Room

Furnished with a contemporary 3 piece suite comprising low level wc, wash hand basin set to a fitted vanity unit and a large walk in shower enclosure with thermostatic shower. The walls and the floor are fully tiled and there is a chrome ladder style heated towel rail, a further central heating radiator, inset ceiling spotlights, extractor fan and a wood effect uPVC double glazed window.

Bedroom 2

15'11 x 10'4 (4.85m x 3.15m)

Being a great sized second bedroom having a range of useful fitted furniture to include full height wardrobes, over head storage and bedside cabinets. This room is dual aspect with double glazed windows to both the front and rear elevations, a central heating radiator and ceiling coving.

Bedroom 3

13'2 x 9'4 (4.01m x 2.84m)

Once again being of double proportions having fitted furniture to include full height wardrobes, shelving, a corner desk with drawer units, inset ceiling spotlights, ceiling coving, uPVC window to the rear and a central heating radiator.

Bedroom 4

10'3 x 9'3 (3.12m x 2.82m)

Currently used as a study and having a central heating radiator and a double glazed window.

House Bathroom

Furnished with a 3 piece suite in white comprising pedestal wash hand basin, low level wc and panelled bath with shower attachment. There is part tiling to the walls, tiling to the floor, there is a double glazed window to the rear elevation and a central heating radiator.

OUTSIDE:

To the front of the property is a double width tarmac driveway which provides off road parking and gives access to the double garage. The property enjoys gardens to 3 sides. To the front and side of the property there is lawn with stepped path which gives access to the rear of the property. The rear garden is tiered and includes a decked terrace and areas of lawn and patio seating.



Double Garage

17'1 x 17'1 (5.21m x 5.21m)

Having electrically operated roller shutter doors with insulation, power and lighting and a water supply. Also housing the central heating boiler and having a central heating radiator.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

From our Elland office proceed up Victoria Road bearing right on the bend into Jepson Lane which in turn becomes Long Wall. At the junction bear left onto Saddleworth Road and proceed down the hill to the traffic lights in West Vale. Continue straight ahead along Saddleworth Road and after passing the cricket ground, Bankfield Grange can be found as a turning on the right. Proceed up Bankfield Grange and bear left the property can then be found to the head of the first cul-de-sac on the right and clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band F

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Floor 0 Building 1



Floor 1 Building 1



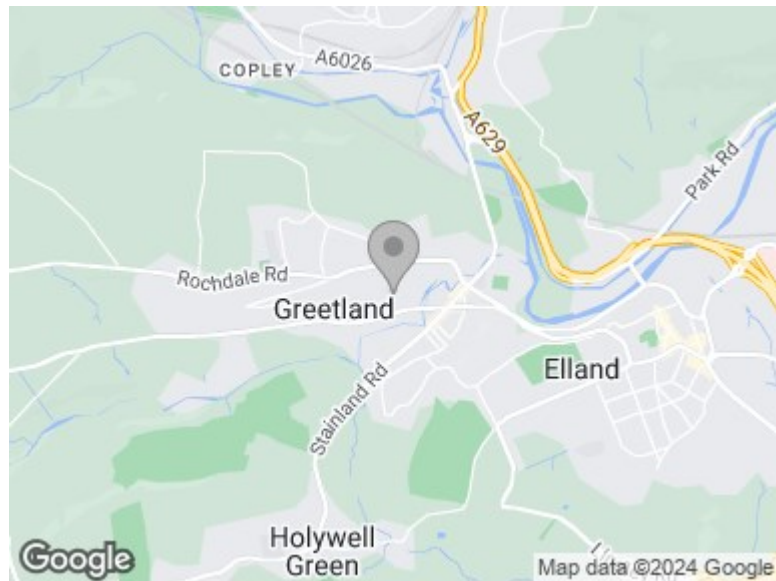
Floor 0 Building 2

Approximate total area⁽¹⁾
2040.33 ft²
189.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	