



18 Bankfield Grange, Greetland, Halifax, HX4 8LJ

£475,000

bramleys



This stunning 4 bedroomed detached house is located in the sought-after area of Greetland. This property boasts a spacious lounge and family kitchen diner which open to the rear garden and perfect for entertaining. There are 4 double bedrooms with ensuite bathroom to the master plus a family shower room and cloakroom wc.

One of the highlights of this home is the far-reaching views that can be enjoyed from various parts of the property and gardens. The extensive gardens surrounding the house provide a range of garden areas to enjoy including the decked terrace with hob tub and a fantastic open lawn which sits to the rear.

Bankfield Grange is situated in a well-regarded local schooling area, making it an ideal choice for families with children. The popular residential location offers convenience, with amenities and motorway access within easy reach.





## GROUND FLOOR:

### Entrance Hallway

Enter the property via a uPVC external door with double glazed side panels into the entrance hallway. Having staircase rising to the first floor with oak ballustrading and central heating radiator.

### Lounge

A spacious lounge being dual aspect enjoying views to the front via a uPVC window and having uPVC French doors opening outside to the rear terrace. Having a central heating radiator, wooden floor and 2 wall light points. With double doors opening to the dining kitchen.

### Dining Kitchen

A spacious family dining kitchen having 2 sets of French door opening out to the rear gardens. With ample dining space and tiled floor throughout with underfloor heating. The

kitchen area is beautifully presented with modern kitchen units, with display shelving and wine rack, granite working surfaces and inset sink with side drainer and mixer tap. Built in to the kitchen is a 5 ring induction hob, extractor canopy, built in double oven, separate microwave combi oven, integrated dishwasher and integrated double fridge/freezers. The full height units open to a convenient utility area with ample storage, space and plumbing for a washing machine and houses the central heating boiler. Having inset ceiling spotlights and feature lighting. An external door gives access to the side.

### WC

Furnished in a 2 piece suite comprising a low flush wc and wash hand basin with tiled splashback. Having tiling to the floor, a chrome ladder style heated towel rail and uPVC window.





### Master Bedroom

A generous double bedroom positioned to the front of the property and having 2 uPVC windows enjoying far reaching views. Having fitted wardrobes with feature lighting, central heating radiator and a door leads to the adjoining ensuite.

### En Suite Bathroom

This spacious luxury ensuite is part tiled and furnished with a 3 piece suite comprising, wall mounted hand basin, double shower enclosure and a large double ended bath. Having a chrome ladder style heated towel rail, inset ceiling spotlights and uPVC window.



### FIRST FLOOR:

#### Landing

With oak ballustrading, uPVC windows to the front, a loft access point, central heating radiator, an external door which leads onto the decked terrace and hot tub to the side of the property.

#### Bedroom 2

A generously sized double bedroom having a uPVC window looking onto the rear gardens and central heating radiator.

#### Bedroom 3

A well proportioned double bedroom having a uPVC window to the rear and central heating radiator.

#### Bedroom 4

Currently presented as an office this would also make a good sized double bedroom having a central heating radiator and uPVC window to the rear elevation.

#### Shower Room

A modern family shower room being fully tiled to the walls



and floor. Furnished in a 3 piece white suite comprising a low flush wc, wash hand basin and double shower enclosure with thermostatic shower. Having a chrome ladder style heated towel rail and uPVC window.

### OUTSIDE:

To the front of the property a tarmac driveway leads to the double garage. Steps give access to either side of the property. To the front of the entrance area is a pleasant paved garden area with lawn and steps lead around to access the rest of the gardens. To the side is a decked terrace with hot tub which is sheltered by mature shrubs and in turn leads to a level lawned garden at the rear. Another tier of lawned garden sits above and enjoys fantastic views. Below this is a private terrace and decked seating area which can be accessed directly from the lounge and kitchen and extends round the side of the property. The majority of the gardens have water and electric points. In addition this beautiful range of gardens is an additional large open space with lawn accessed via gate to the side which is enclosed by mature shrubs.

### Double Garage

Having 2 electric roller doors, heating, hot and cold water tap, suspended ceiling with power and light.

### 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



#### 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.

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 take the first right turning, following this road round to left, where the property can then be found to the head of the cul-de-sac and clearly identified by the Bramleys For Sale board.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

Band E



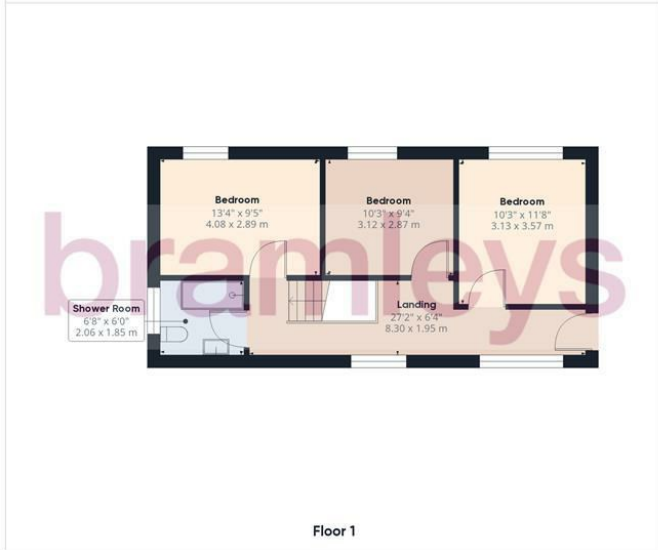




Floor -1



Floor 0



Floor 1



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	