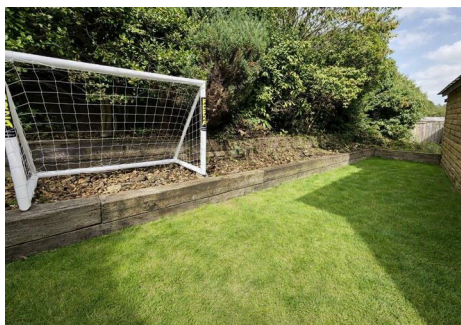




"Willowbank" Bankhouse Lane, Halifax, HX3 0QL

Offers Over £410,000

- : Spacious Detached Family Home
- : 3 Double Bedrooms (one with en suite)
- : Spacious Modern Fully Fitted Dining Kitchen
- : Easy Access To Halifax Town Centre & M62
- : Realistically Priced
- : Popular & Convenient Residential Location
- : Spacious Lounge and Dining Area
- : Integral Garage
- : Close To Outstanding Schools
- : Viewing Essential

"Willowbank" Bankhouse Lane, Halifax HX3 0QL

Just step inside this superb detached residence and you cannot fail to be impressed by the attractive and spacious family accommodation this delightful property provides.

Although presently providing three bedrooms, the property could easily be converted to provide a fourth bedroom and is situated in this extremely convenient and popular residential location, providing excellent access to the local amenities of Skircoat Green and Savile Park, as well as easy access to Halifax Town Centre and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

The property briefly comprises an entrance hall, spacious integral garage (with potential to convert to a fourth bedroom), spacious lounge with dining area, modern fully fitted dining kitchen, three double bedrooms, one with en-suite facilities, and a spacious modern bathroom. off road parking, garden, UPVC double glazing and gas central heating.

The property is being offered for sale at this realistic asking price and an internal inspection is absolutely essential to fully appreciate this superb family home.



Council Tax Band: E



ENTRANCE HALL

UPVC double glazed front entrance door with matching floor-to-ceiling UPVC double glazed window to the side opens into the entrance hall.

With cornice to ceiling, matching dado rail, inset spotlight fittings to the ceiling and two single radiators.

From the entrance hall, panelled door opens into

BEDROOM THREE

26'7" x 9'4"

With UPVC double glazed window to the front elevation, cornice to ceiling, two double radiators and fitted carpet.

From the bedroom, door opens into:

EN-SUITE SHOWER ROOM

With modern white three-piece suite incorporating hand wash basin with mixer tap, low flush W.C. and corner shower cubicle with Triton electric shower unit. The en-suite is fully tiled, including the floor, and has inset spotlight fittings to the ceiling, extractor fan and a chrome heated towel rail/radiator.

From the entrance hall, door opens into:

INTEGRAL GARAGE

27'0" x 10'2"

With electric up-and-over door, UPVC double glazed window to the side elevation, power and light. The garage also houses the central heating boiler. The garage offers excellent potential to be divided to create additional accommodation and could provide a fourth bedroom, subject to the relevant building regulations and approvals.

From the entrance hall, stairs with fitted carpet lead to a half landing with UPVC double glazed window to the rear elevation. Further stairs lead to the

FIRST FLOOR LANDING

With inset spotlight fittings to the ceiling and fitted carpet. Door to understairs cupboard providing useful storage facilities.

From the landing, door opens into the

DINING KITCHEN

23'7" x 10'1"

This spacious modern kitchen is fully fitted with a range of contemporary grey wall and base units incorporating quartz work surfaces with a single drainer, one-and-a-half bowl sink unit with mixer tap, four-ring induction hob with extractor in stainless steel and glazed canopy above, integrated microwave, integrated electric oven and grill, integrated fridge freezer, integrated washing machine and integrated dishwasher. This attractive kitchen has matching splashbacks with a complementary colour scheme to the remaining walls and matching flooring. Inset spotlight fittings to the ceiling and UPVC double glazed window to the front elevation.

From the kitchen, through to the

DINING AREA

With UPVC double glazed sliding patio doors opening onto the rear garden, inset spotlight fittings to the ceiling and one double radiator.

From the landing, double sliding doors open into

SPACIOUS LOUNGE WITH FURTHER DINING AREA

26'6" x 18'10" maximum

This spacious L-shaped lounge has a feature fireplace incorporating a multi-fuel stove set on a matching hearth. Two large UPVC double glazed windows to the front and rear elevations, together with a further arched window, provide this room with its light and spacious aspect. Cornice to ceiling, inset spotlight fittings, two double radiators, TV point and fitted carpet.

From the landing, stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With access to loft and a fitted carpet.

From the landing, door opens into

BEDROOM ONE

20'4" maximum x 18'10"

With UPVC double glazed window and Velux double glazed window to the front elevation. Built-in wardrobes with sliding doors to two walls provide excellent storage facilities, with a further door providing access to useful eaves storage. Matching fitted dressing table, one double radiator, TV point and fitted carpet.

From the landing, door opens into the

BATHROOM

With modern white four-piece suite incorporating pedestal wash basin, low flush WC, panelled bath and corner shower cubicle with rainfall and handheld shower fittings. The bathroom is extensively tiled around the four-piece suite, with a complementary colour scheme to the remaining walls and matching tiled floor. Velux double glazed skylight window and two further UPVC double glazed windows to the rear elevation provide this room with its light and spacious aspect. Inset spotlight fittings to the ceiling, extractor fan, one double radiator and chrome heated towel rail/radiator.

From the landing, door opens into:

BEDROOM TWO

10'0" x 20'4" maximum

With UPVC double glazed window to the front elevation, one double radiator and fitted carpet.

GENERAL

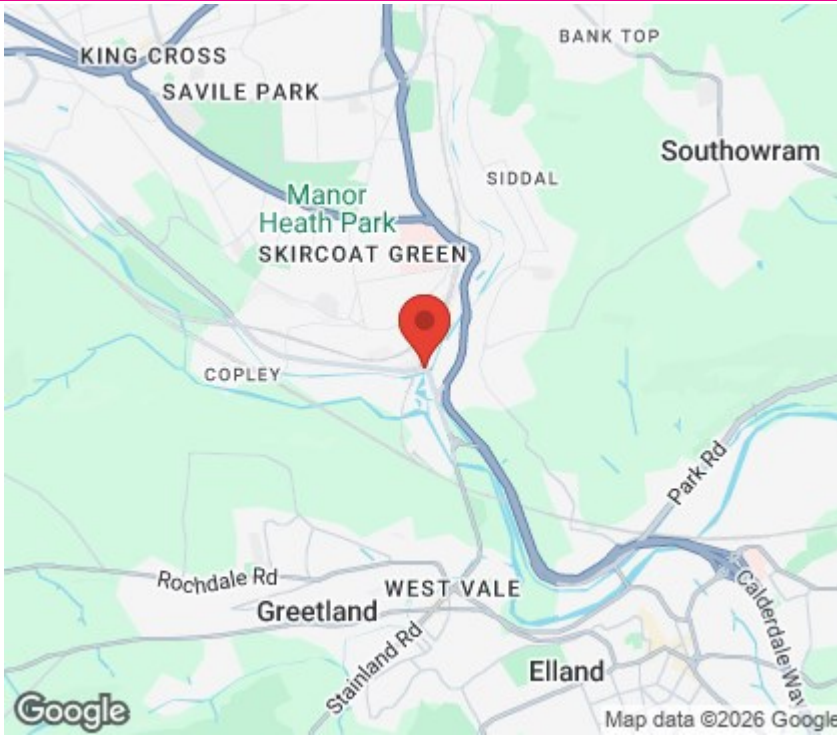
The property has the benefit of all mains services, gas, water and electric, together with the added benefits of uPVC double glazing and gas central heating. The property is freehold and is in Council tax band E

EXTERNAL

To the front of the property there is a paved driveway leading to the integral garage. A flagged pathway leads to the front entrance door, together with a further flagged patio area with mature shrubs. To the opposite side of Bank House Lane there is further off-road parking for two vehicles. To one side of the property there is a grassed area. To the remaining side there is a flagged pathway and concreted area with steps leading to the rear of the property, where there is a lawned garden with mature plants and shrubs.







Directions

SAT NAV HX3 OQL

Viewings

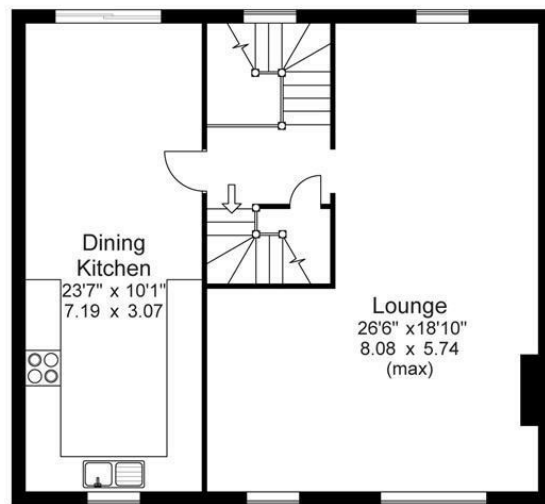
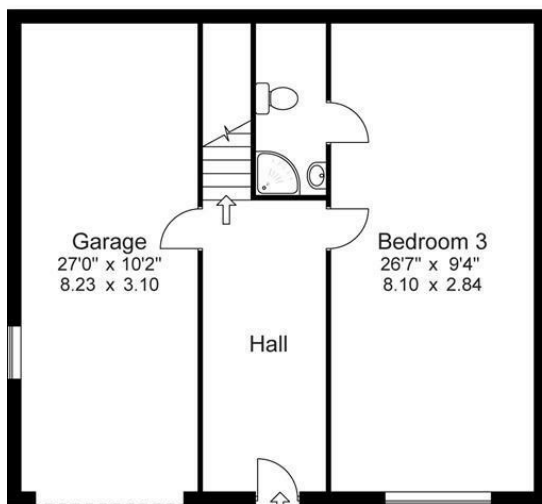
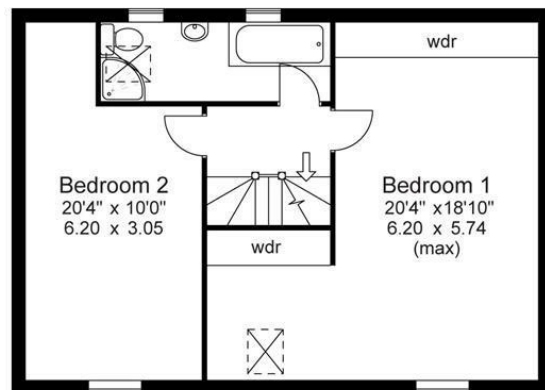
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 2120 Sq. Feet
= 197.0 Sq. Metres



For illustrative purposes only. Not to scale.