



25 Bankfield Grange

Greetland, Halifax, HX4 8LJ

Guide price £410,000



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GUIDE PRICE £410,000-£420,000

WOW! This stunning three bedroom detached property is ideal for the growing family. Including, dual aspect lounge, dining kitchen, utility room, dining room, sun room, WC, three bedrooms- one with en suite, occasional room (potential to be a study), bathroom, parking for two cars, garage and garden.

Situated in an elevated position this family home benefits from beautiful countryside views. Reputable schools are within walking distance along with amenities such as pubs, cafes, restaurants. The motorway links are ideal for commuters using the M62 with it being a short drive away. The town centres Huddersfield and Halifax are also close by.

FREEHOLD

Entrance Porch

External door leading into the porch ideal for shoes and coats. Door into the hallway.

Hallway

Spacious hallway with doors into the lounge, WC, kitchen and dining room. Stairs leading to the first floor landing with picture window providing countryside views. Built in storage cupboard.

Lounge

Dual aspect room providing lots of light. Feature fire place with electric fire.

Dining Room

Front facing window. Currently set up as a second lounge but has potential to be a play room or dining room.

WC

WC and sink.

Dining Kitchen

Modern recently fitted wall and base units with space for oven, hob with extractor fan, fridge freezer, dishwasher and sink with drainer. Breakfast bar with space for stools. Rear facing window. Door into the utility room.

Utility Room

Wall and base units with space for washing machine and dryer. Sink with drainer. Door into the sun room and store room. Rear facing window.

Sun Room

Another reception room with potential to be a dining room or sitting room. Doors leading to the rear garden.

Master Bedroom

Rear facing window with countryside views. Space for a double bed and wardrobes. Door into the en suite.

En Suite

WC, vanity storage sink and walk in shower cubicle. Rear facing window.

Bedroom Two

Front facing window. Space for a double bed and wardrobes.

Bedroom Three

Front facing window. Currently set up as an office but previously fitted a bed and wardrobes.

Occasional Room

Currently set up as an office space. Velux style sky lights. Door into the eaves storage.

Bathroom

Recently fitted fully tiled bathroom including WC, vanity storage sink, bath with rain shower over and detachable hose. Front facing window.

Garage

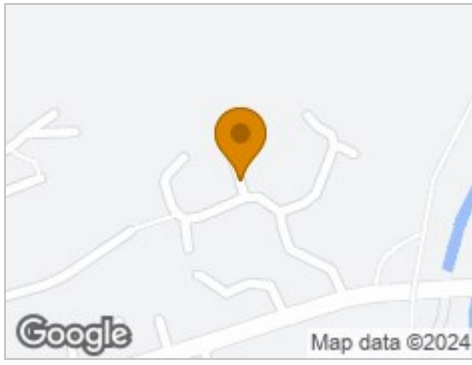
Garage door providing access for cars. Spacious garage with room for a car and storage. Power and lighting.

Exterior

To the front of the property there is a driveway for two cars. Steps lead to the front lawn and access to the house. To the rear of the garden there is a multi level area with two lawns, a patio and vegetable patch with raised beds and space for a green house. Countryside views can be enjoyed from the rear of the property.



Road Map



Hybrid Map



Terrain Map



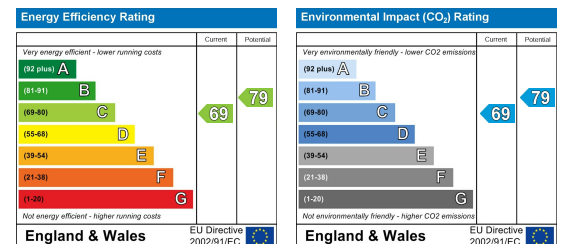
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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