



## The Conifers Bankhouse Lane, Halifax, HX3 0QL

**£525,000**

Impressive Detached Four-Bedroom Bungalow | Two En-Suites | Garage | Solar Panels | Private Driveway & Gardens

A superbly proportioned detached four-bedroom bungalow offering spacious and versatile accommodation, complemented by a private driveway, garage, attractive gardens and a range of desirable modern features. Upon entering, a welcoming entrance hallway provides access to the principal accommodation and bedrooms. The generously sized lounge offers an inviting reception space, ideal for relaxing and entertaining, while the dining kitchen provides a sociable and practical heart to the home, perfectly suited to modern family living.

The property offers four well-proportioned bedrooms, providing excellent flexibility for family living, guests or home working. Two of the bedrooms benefit from private en-suite facilities, offering an additional level of comfort, privacy and convenience. A separate family bathroom completes the accommodation.

The property is equipped with UPVC double glazing and gas-fired central heating, ensuring year-round comfort, together with an alarm system for added peace of mind. The addition of solar panels further enhances the property's appeal and energy efficiency.

Externally, the property benefits from a private driveway providing ample off-road parking, a garage which offers secure parking and useful additional storage. The surrounding gardens provide a pleasant and private outdoor setting, offering an excellent space for relaxing, entertaining and enjoying the garden throughout the year.

Combining generous living accommodation, four bedrooms, two en-suites and excellent external amenities, this impressive detached bungalow presents a rare opportunity to acquire a spacious and highly versatile home.

## Ground Floor

### Entrance Hallway

Composite obscure double glazed door and obscure double glazed side panel to front. Two radiators, storage cupboard housing the fusebox, wall lights and doors to bedrooms, bathroom, dining kitchen and lounge;

### Lounge 13'1" x 16'4" (4 x 5)



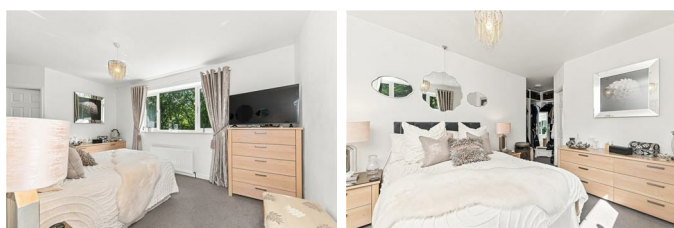
Radiator, telephone point and gas fire with decorative fireplace. Upvc double glazed window to side and Upvc double glazed bay window to front.

### Dining Kitchen 11'7" max x 25'7" max (3.55 max x 7.8 max)



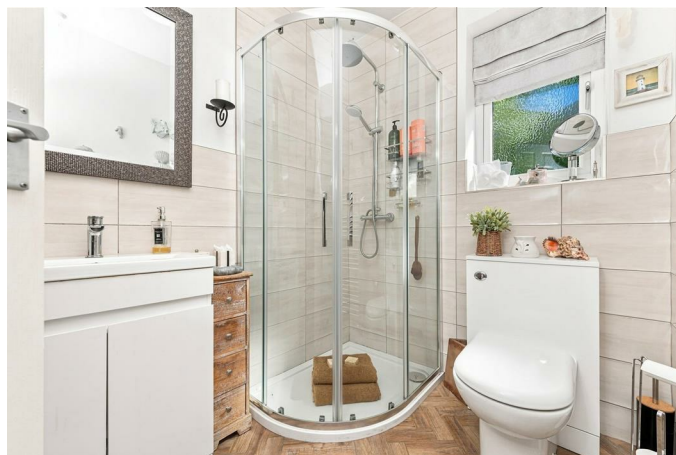
Having a range of wall and base units with quartz worktop and splashback. Gas and electric cooker point with extractor hood above, dishwasher, washing machine and fridge/freezer. Inset stainless steel one and a half sink and drainer, lvt tiled floor and loft hatch. Three Upvc double glazed windows to rear, Upvc double glazed French doors to side and composite obscure double glazed door to rear.

### Bedroom One 9'6" max x 21'3" max (2.9 max x 6.5 max)



Double bedroom with radiator, Upvc double glazed window to front and walk in wardrobe area. Door to en-suite shower room;

### En-suite Shower Room 5'9" max x 6'2" max (1.76 max x 1.90 max)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with mains and waterfall shower. Part tiled walls, lvt tiled floor, chrome heated towel radiator and Upvc obscure double glazed window to front.

### Bedroom Two 8'10" x 11'5" (2.7 x 3.5)



Double bedroom with radiator and Upvc double glazed window to rear. Door to en-suite shower room;

### En-suite Shower Room 5'6" x 8'2" (1.7 x 2.5)



Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle

with mixer and waterfall shower. Part tiled walls, lvt tiled floor, chrome heated towel radiator and Upvc obscure double glazed window to rear.

### Bedroom Three 9'10" x 11'9" (3 x 3.6)



Double bedroom with radiator and Upvc double glazed window to front.

### Bedroom Four 6'10" x 8'0" (2.1 x 2.45)



Single bedroom with radiator, Upvc double glazed window to rear and loft hatch with drop down ladder (part boarded).

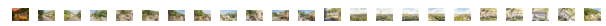
### Bathroom 5'6" x 8'0" (1.7 x 2.45)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mixer shower. Part

tiled walls, chrome heated towel radiator, lvt tiled floor and Upvc obscure double glazed window to rear.

### External



Mature gardens to front, side and rear. Patio area to side. Stop tap, gas and electric meters.

### Parking

Driveway provides plenty of parking. Further parking in front of the garage.

### Garage

Electric door. Power and light. Alarm.

### Tenure

We have been advised by the vendor that the property is freehold.

### Water

Water meter

### Energy Rating

TBC

### Council Tax Band

E

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### 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.

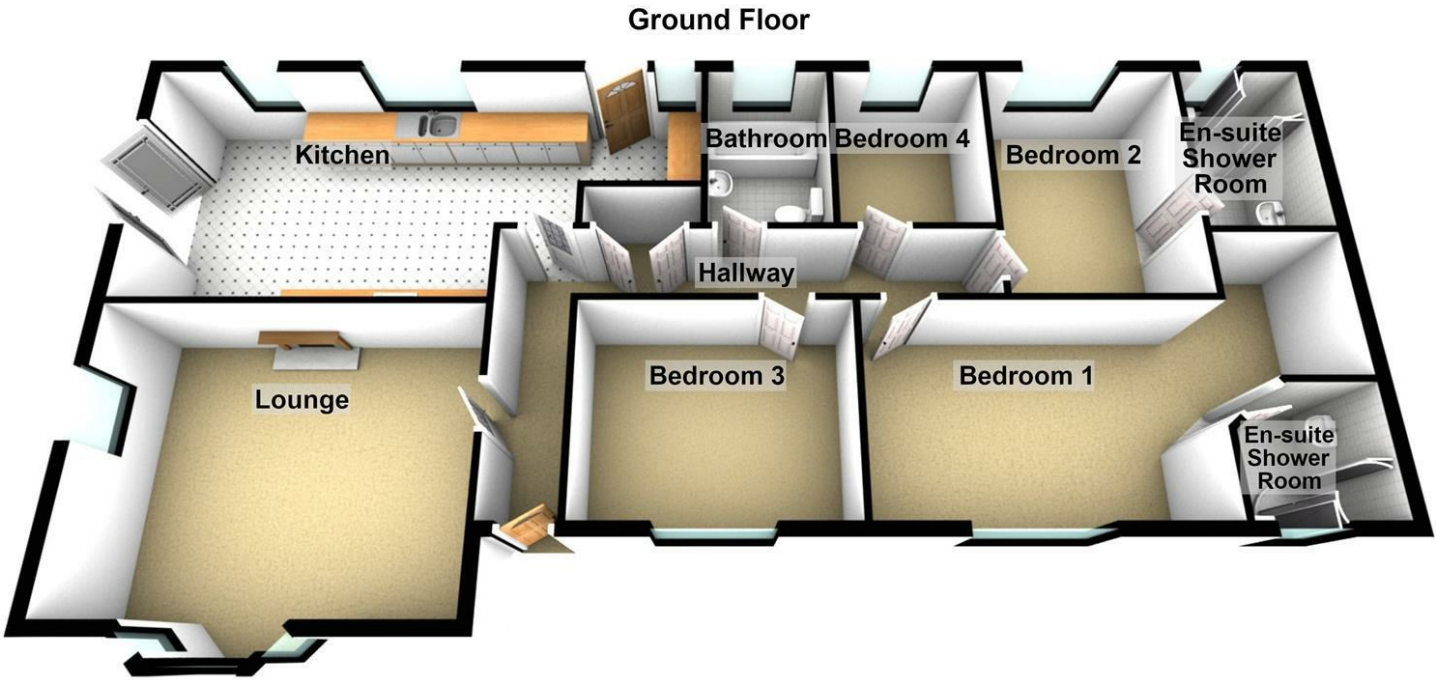
### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### Other Details

Security alarm system. Smart meters. Solar panels (owned). Pay bills monthly, read meter every 3/4 months and receive a reimbursement. Cavity wall insulation.

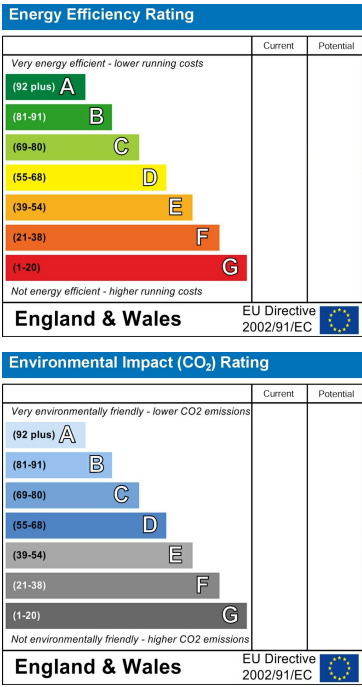
Floor Plan



Area Map



Energy Efficiency Graph



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