

Chapters



**WILLOWBANK BANKHOUSE LANE
HALIFAX**

**£430,000
FREEHOLD**

Nestled on the charming Bankhouse Lane in Halifax, this beautifully presented three bedroom detached house is an ideal family home that requires no work and is ready for you to move in. The property boasts a spacious reception room, perfect for family gatherings or entertaining guests, and two well appointed bathrooms that cater to the needs of a modern family, with ample parking available for multiple vehicles convenience is at your doorstep. This home has newly fitted carpets and flooring throughout and is thoughtfully designed to provide comfort and style, making it a fantastic space for both relaxation and socialising. Situated close to local schools and amenities, this property offers the perfect blend of tranquillity and accessibility. Nearby amenities provide all the essentials for daily living, making this location both practical and desirable. Don't miss the opportunity to make this stunning property on Bankhouse Lane your next home.



• DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED THROUGHOUT • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

Entering through a composite door into the entrance hallway, with inset spotlighting, two radiators, solid wood flooring and doors leading to:

Bedroom Three

Large double bedroom with with double glazed window to the front, two radiators and door leading to the En Suite.

En Suite

Three piece suite including cubicle shower, wash basin and WC. Inset spotlighting, tiled walls, wall mounted mirror, extractor fan, and heated towel radiator.

Garage

Integral garage with electric roller shutter, power, lighting and water supply. Double glazed window to the side of the property.

First Floor Landing

The first floor landing has a double glazed window to the rear, solid oak staircase, inset spotlighting and doors to:

Kitchen Dining Room

Newly fitted kitchen with matching wall and base units and quartz work surfaces. Integrated appliances such as, oven, induction hob, over head extractor hood, microwave, fridge freezer, dishwasher and washing machine. there is a double glazed window to the front, sink with draining board, inset spotlighting and newly fitted LVL flooring throughout. The dining area has double glazed sliding doors to the rear, inset spotlighting and radiator.

Living Room

Large living room with log burning fire, two double glazed windows to the front and one to the rear, wall lighting, inset spotlighting and two radiators.

Second Floor

Bedroom One

Spacious double bedroom with fitted wardrobes and inset lighting, fitted dressing table, Velux window and double glazed window to the front and radiator.

Bedroom Two

Double bedroom with double glazed window to the front, space for free standing furniture and radiator.



- PRIVATLEY POSITIONED IN A TUCKED AWAY SETTING • OFF ROAD PARKING AND GARAGE • NEWLY FIITED KITCHEN

Bathroom

Four piece bathroom suite including, separate shower cubicle, bath, wash basin and WC. Fully tiled walls and flooring, Velux window, frosted double glazed window to the rear, inset spotlighting, wall mounted bathroom cabinet with mirror, extractor fan, inset spotlighting, radiator and heated towel rail.

External

To the front of the property there is a driveway and access to the integral garage. There is further off road parking for multiple vehicles and a low maintenance lawned garden. To the rear is a flagged patio area with railway sleepers and mature shrubs and trees.



• LOW MAINTENANCE GARDEN • THREE DOUBLE BEDROOMS • NEWLY FITTED FLOORING THROUGHOUT





Additional Information

Local Authority -
Council Tax - Band E
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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