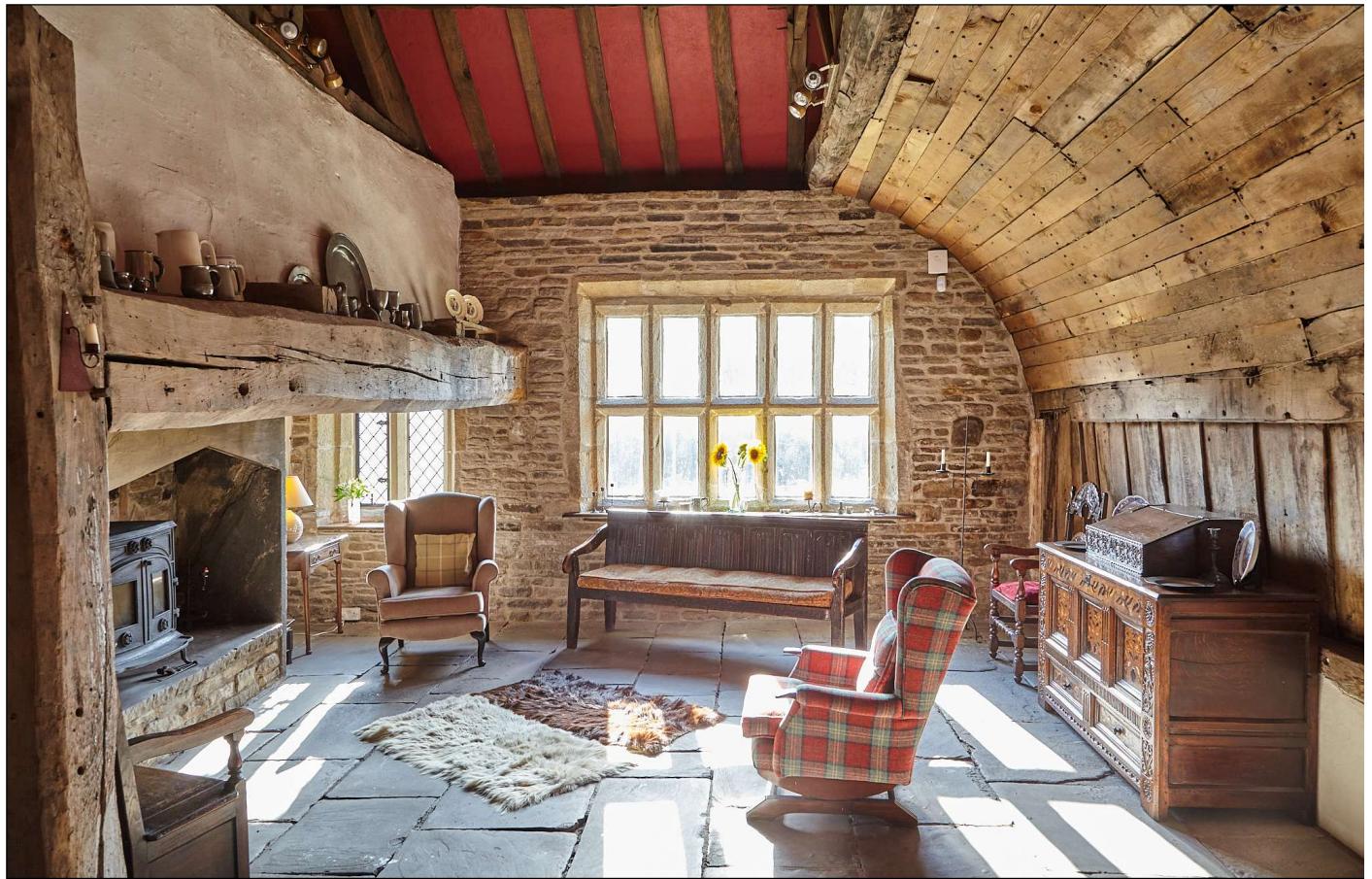




## “BANK HOUSE” BANK HOUSE LANE, HALIFAX

This superb stone and timber built historic detached residence, part of which dates from the mid fifteenth century, has been lovingly and sympathetically restored to provide a delightful six bedroomed, four bathroomed family home which is situated in this extremely popular and convenient residential location. This superb property which includes one of only four yeoman dining halls left in Yorkshire has retained many period features which enhances its charm and character whilst still enjoying all the comforts of modern day living. The property provides excellent access to the local amenities of Skircoat Green, Copley and Savile Park, including outstanding schools as well as providing easy access to the trans Pennine road and rail network linking the business centres of Manchester & Leeds. Just step inside this delightful residence and you cannot fail to be impressed by the superb period features including the original Yeoman Dining Hall, inglenook fireplaces, stone mullioned windows and the original beams and timbers. The property is situated in private gardens and has the added benefit of a detached garage with a one bedroomed apartment above and a further stone building which could be converted to an office or studio. Very rarely does the opportunity arise to purchase such an historical property and as such an early appointment to view is absolutely essential.

Price Guide: O/A £750,000



The solid oak front door opens into the

#### **ENTRANCE VESTIBULE**

With double doors opening to a cloak's cupboard, and one single radiator.

From the Entrance Vestibule a panelled door opens into the

#### **DINING KITCHEN 5.91m x 4.38m**

#### **KITCHEN AREA**

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a Leisure Zenith 110 multi-fuel cooking range with extractor in stainless steel canopy above and matching splash back, single drainer 1 1/2 bowl sink unit with mixer tap, integrated fridge, and an integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Stone mullioned double-glazed windows with exposed stonework to the side elevation.

#### **DINING AREA**

With feature fireplace incorporating wood fire surround, marble inset and hearth incorporating a gas fire. Stone mullioned and leaded windows to the front elevation, solid wood floor and inset spotlight fittings to the ceiling. Door opens into an under the stair's cupboard providing useful storage facilities.

From the Dining Kitchen a panelled door opens into the

#### **UTILITY ROOM 2.78m x 1.99m**

With fitted wall and base units incorporating a single drainer 1 1/2 bowl sink unit with mixer tap, plumbing for an automatic washing machine, Vailant combination boiler, and power points for a freezer and tumble dryer. Double glazed window to the side elevation, one single radiator, beam to ceiling and a tiled floor.

From the Utility Room a door opens into the

#### **OFFICE/ STUDY 3.17m x 2.64m**

With A stone mullioned double-glazed window to the side elevation, one double radiator, inset spotlight fittings to the ceiling and a fitted carpet.

From the Utility Room a door opens into the

#### **DOWNSTAIRS CLOAKROOM**

With modern white two-piece suite comprising hand wash basin and low flush WC.

From the Dining Kitchen a door opens to stairs leading to a

#### **SMALL LANDING**

With double glazed window to the rear elevation with doorway to

#### **MASTER BEDROOM SUITE**

The Master Suite has not been completed leaving the successful purchaser the opportunity to choose their own fixtures, fittings and colour scheme.

#### **BEDROOM 5.87m x 4.35m**

With stone mullioned and leaded window to the front elevation, with further stone mullioned and double-glazed windows to the side elevation providing this double bedroom with its light and spacious aspect.

From the Bedroom a doorway leads to the

#### **EN SUITE 2.54m x 2.40m**

With double glazed window to the side elevation.

From the Bedroom a door opens into the

#### **DRESSING ROOM 2.62m x 1.98m**

With access to a storeroom.

From the Dining Kitchen a door opens into the

#### **SNUG/DAY ROOM 3.47m x 4.31m**

With a large, recessed feature stone fireplace to one wall with open grate fire on a matching hearth and built-in cupboards to one side. The charm of this room is enhanced by the period beams to the ceiling, and stone mullioned window to the front elevation incorporating a window seat. One double radiator and a fitted carpet. From the snug there is a door opening on to the front patio.

From the Snug/day room a door opens into the

#### **CELLAR**

Providing excellent storage facilities.

From the Snug a door opens into the

#### **LOUNGE 4.26m x 4.08m**

With period stone and brick fireplace to the chimney breast incorporating a Venetian stone inglenook fireplace with open grate fire on a matching hearth. This delightful room benefits from period beams to the ceiling and a stone mullioned window to the front elevation. One double radiator and a fitted carpet.

From the Lounge a stone spiral staircase leads to the

#### **FIFTEENTH CENTURY DINING HALL 7.95m max x narrowing to 5.69m x 7.18m**

This superb 15<sup>th</sup> Century dining hall has many original features not least of which are the magnificent original timbers including the timber canopy facing the fireplace. The central feature of this impressive dining hall is superb stone fireplace incorporating a solid fuel stove. There is a stone mullioned and transomed window to the front elevation, beams to ceiling and a stone flagged floor, two single radiators and a window to the rear elevation. Access to the Dining Hall can also be made through the Oak entrance door and via the cross passage behind the stone reredos wall.

From the Dining Hall a door opens to the

#### **INNER HALL**

With beams and exposed woodwork.

From the Inner Hall a door opens to a

#### **DOUBLE BEDROOM 4.59m x 4.69m**

With stone mullioned window to the front elevation, incorporating a window seat and further window to the side elevation. The charm and character of this room is enhanced by the beams, the plank and muntin screen, a studded timber wall, and the recessed stone fireplace with a solid fuel stove. Two double radiators, a fitted carpet and a side entrance door.

From the Inner Hall a door opens to a

### **SHOWER ROOM**

With white three-piece suite comprising pedestal wash basin, low flush WC and a fully tiled shower cubicle with shower unit. The shower room is extensively tiled with period wood panelling to the remaining walls. There is a window to the side elevation, beam to ceiling, chrome heated towel rail/radiator, and one single radiator.

From the Inner Hall a spiral staircase with a stone mullioned window to the rear elevation and a window to the side elevation leading to a

### **SMALL LANDING**

With wood floor and door opening to

### **DOUBLE BEDROOM 4.77m x 4.54m**

This delightful double bedroom has period features including a plank and muntin screen, a timber studded wall, beams to ceiling, stone mullioned window to the front elevation incorporating window seat and a solid wood floor. Squint window to the side elevation providing a light and spacious aspect. Two double radiators. From the Bedroom a door opens into the

### **EN SUITE SHOWER ROOM**

With three-piece suite in champagne shade comprising pedestal wash basin, low flush WC and a shower cubicle with shower unit. The en suite is extensively tiled and has period timbers, one single radiator and a chrome heated towel rail/radiator.

From this room return to the Lounge where a door opens to stairs with fitted carpet leading to

### **LANDING**

With double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens into the

### **MODERN FAMILY BATHROOM**

With modern white four-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, panelled bath with mixer tap and hand held shower unit and a large walk-in shower cubicle with shower unit. This attractive modern bathroom is extensively tiled around the four-piece suite with complementing colour scheme to the remaining walls and a matching tiled floor with under floor heating, and mullioned windows to the rear elevation.

From the Landing a door to

### **SINGLE BEDROOM 2.89m x 3.17m**

With stone mullioned windows to the side elevation with exposed stone surround, further window to the rear elevation, one double radiator and a fitted carpet.

From the Landing stairs with a fitted carpet lead to a

### **SMALL LANDING**

With door to

### **DOUBLE BEDROOM 4.41m x 3.99m**

The charm and character of this room is enhanced by the feature period stone fireplace to the chimney breast and stone mullioned windows to the front elevation. Wood floor, access to loft and one single radiator.

From the Landing a door opens to the

### **DOUBLE BEDROOM 4.43 x 4.24m**

With original timbers to the wall and floor, stone mullioned window to the front elevation, and one single radiator.

### **GENERAL**

The property is constructed of stone and timber with a grey slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of gas central heating.

### **EXTERNAL**

To the front of the property there is a cobbled courtyard with sunken garden with lawn, mature trees and shrubs. The cobbled area continues providing parking for numerous vehicles and leads to the **DETACHED DOUBLE GARAGE 6.48m x 5.44m** with power and light and housing the combination boiler. To the side of the garage there is an entrance door with stairs leading to a

### **ONE BEDROOMED FIRST FLOOR APARTMENT**

#### **LOUNGE AND KITCHEN AREA 5.39m x 4.88m**

With double glazed window to the front elevation, one double radiator, one TV point and a fitted carpet.

#### **KITCHEN AREA**

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit, four ring halogen hob with oven and grill beneath, and plumbing for an automatic washing machine. The kitchen area is tiled around the work surfaces with complementing colour scheme to the remaining walls, and a mullioned window to the rear elevation.

From the Lounge a door opens to

#### **BEDROOM ONE 2.48m x 3.52m**

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

From the bedroom a door opens to the

#### **EN SUITE SHOWER ROOM**

With modern white three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls.

There is a stone flagged patio area which leads to the

#### **STONE BUILT DETACHED STUDIO**

Which provides the potential to be converted in to further living accommodation if required.

To one side of the property there is a large garden which requires attention with a further garden to the remaining side

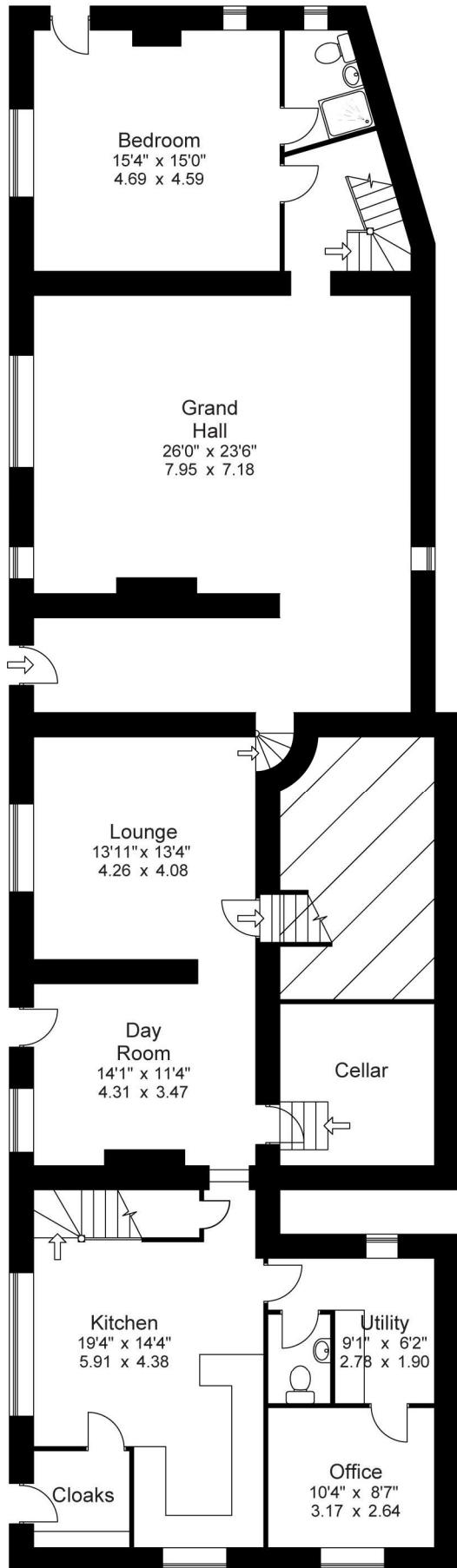
### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

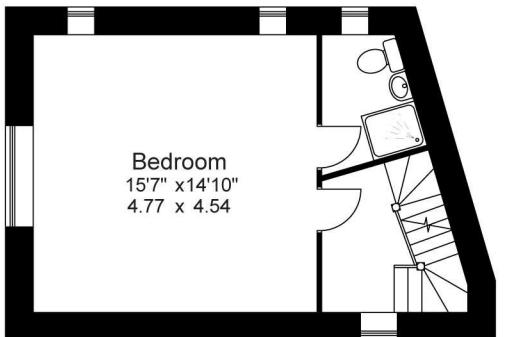
### **DIRECITONS**

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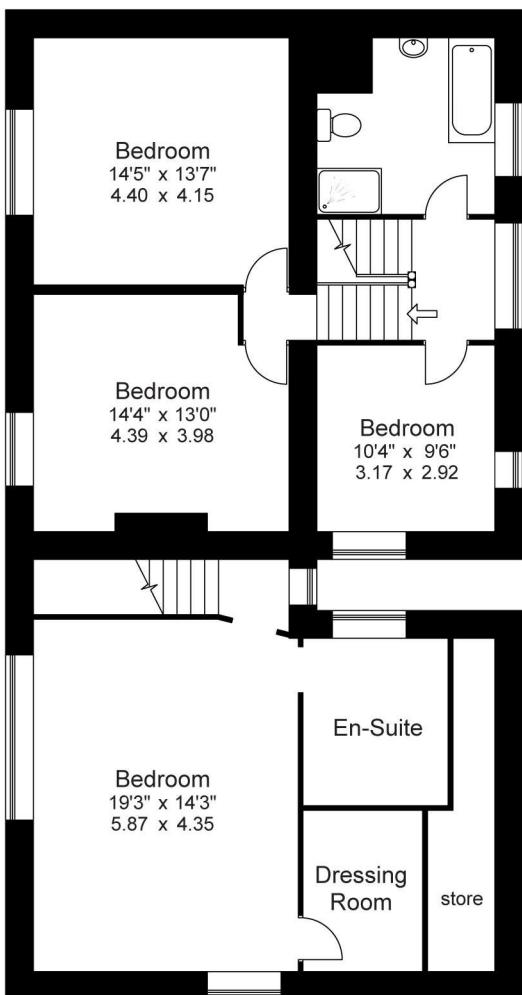
Approx Gross Floor Area = 3748 Sq. Feet  
= 347.43 Sq. Metres



Ground Floor



First Floor



First Floor

For illustrative purposes only. Not to scale.

