



**4 LAUREL BANK
HALIFAX
HX1 3LE**

Are you looking for a larger family home? Something that ticks all the boxes but also has further development potential? Do you need access to great schools, the hospital, the town centre? Are larger rooms and good gardens important for you? Would you like a home gym or space to work from home? This traditional stone built family home really does offer more than meets the eye. Laurel bank is quite private, with nice, good sized gardens, and the position is protected by trees and shrubs. Step inside the spacious hallway and you will find a ground floor with a large lounge, a good sized dining room and a generous family dining kitchen with two tone high gloss units. Downstairs there are a utility room/second kitchen, a home gym and a store room, with the potential to create more. The first and second floors both have three good bedrooms and a bathroom, making six bedrooms and two bathrooms in total. Would you add dormers to generate further space? Would you develop the basement area? The traditional features such as cast iron fireplaces and ceiling covings are complemented by uPVC double glazing and gas central heating. All in all this is a large family home and we would advise an early

OFFERS IN EXCESS OF £280,000

ENTRANCE HALL

A spacious entrance hall which leads to the ground floor rooms, with a stairway to the upper floors and a door leading to the lower floor.

DINING KITCHEN

4.72 x 3.08 (15'6" x 10'1")

A spacious family room which has been extensively fitted with a range of high gloss base and wall units, two toned, with matching drawers and complementing work surfaces to matching returns, incorporating a sink unit with mixer tap and one and a half bowls as well as an integrated fridge. There is also a freestanding cooker with six burner hob and twin ovens.



LOUNGE

4.47 x 4.45 (14'8" x 14'7")

A real feature of this room is the cassette style real flame gas fire set into the chimney breast. There is a traditional deep coving to the ceiling, too.



DINING ROOM

4.48 x 3.32 (14'8" x 10'11")

With a fireplace housing a coal effect gas fire. Like the lounge, this room has a deep ceiling coving.



Basement:

BASEMENT HALLWAY

UTILITY ROOM

4.38 x 3.24 (14'4" x 10'8")

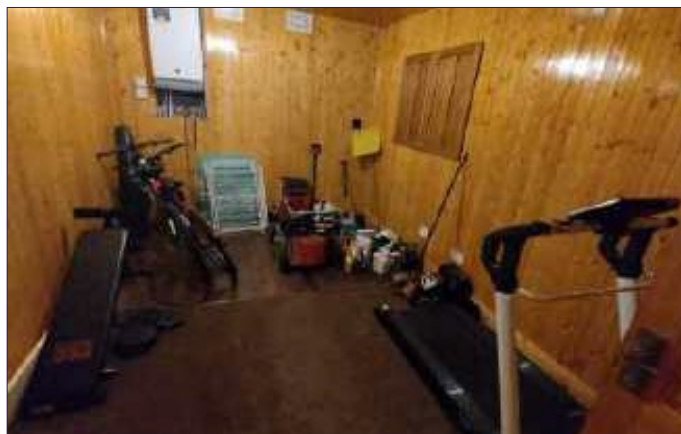
With a range of base and wall units to complementing work surfaces, incorporating a sink unit with mixer tap and a freestanding cooker.



HOME GYM

4.54 x 2.85 (14'11" x 9'4")

A room suitable for many uses, currently a home gym but this would make a great home office, too.



STORE ROOM

2.05 x 1.90 (6'9" x 6'3")

A useful room with work surface and wall cupboards.



BEDROOM TWO

4.50 x 3.95 (14'9" x 13'0")

Another good sized double room which has a decorative traditional Victorian fireplace.



First Floor:

FIRST FLOOR LANDING

A nice space with a spindled stairway providing a galleried effect.

BEDROOM ONE

4.51 x 3.95 (14'10" x 13'0")

A good sized double room which has a decorative traditional Victorian fireplace.



BEDROOM THREE

2.67 x 2.48 (8'9" x 8'2")

A good sized third bedroom on this floor.



FIRST FLOOR BATHROOM

A generous bathroom which has a five piece suite including a freestanding bath with shower wand attachment. The shower enclosure has both overhead and wand showerheads, too. Walls and floor are tiled and the inset spotlights illuminate the bathroom nicely.



BEDROOM SIX

3.10 x 3.07 (10'2" x 10'1")

This sixth bedroom would help to create a lovely top floor suite for a semi-dependent relative.



Second Floor:

SECOND FLOOR LANDING

Another gallery effect landing, this one with a velux window providing plenty of light.

BEDROOM FOUR

4.58 x 4.44 (15'0" x 14'7")

Another great double room, again with a decorative Victorian fireplace.



SECOND FLOOR BATHROOM

Fitted with a white three piece suite, the bath having a mixer tap leading to a shower head. Walls are partly tiled.



BEDROOM FIVE

3.69 x 3.25 (12'1" x 10'8")

A good sized fifth bedroom, again with a decorative Victorian fireplace.



OUTSIDE

The rear of the property is accessed from Laurel Street, and there is a yard leading to the kitchen door. The main garden is to the front where you will find a raised decked sitting area and steps down to a good sized garden, mainly laid to lawn, with a line of trees and shrubs screening the property from Haugh Shaw Road.





ADDITIONAL INFORMATION

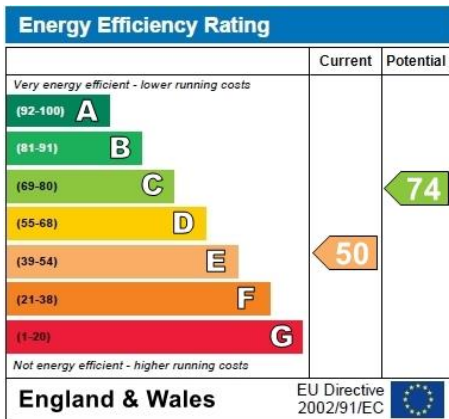
Tenure: Freehold.
 Calderdale Council Tax Band: B.

DIRECTIONS

Leave Halifax centre via King Cross Street (A58) and proceed towards King Cross traffic lights. After approximately half a mile turn left opposite People's Park into Arden Road, and follow this down to the mini roundabout. Turn right into Haugh Shaw Road and proceed to Carlton House Terrace on the right hand side. Laurel Bank can be accessed from a gate just after this junction. Postcode:HX1 3LE.

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Floor plans are indicative and are not drawn to scale.
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