

MARSH & MARSH PROPERTIES

4 Bramley View, Lightcliffe, HX3 8ST

£275,000



Located on a quiet and peaceful cul-de-sac, on the outskirts of the highly sought after Hipperholme village, just off Bramley Lane, is this welcoming three bedroomed, semi-detached, property. The house is offered with the added advantage of NO CHAIN. If you are looking for that special something then this will be the property for you. An ideal home for any growing family wanting a home they can put their own stamp on. There are charming gardens to the front and rear elevations with ample private driveway and garage parking.

Internally the property features plenty of space throughout with potential to open up the kitchen and dining room into one space should the new owners wish. The house is presented in a clean and well-presented condition throughout. With its spacious living room, family dining room, light and bright kitchen, three bedrooms (two with ample space for a double bed and a surprisingly spacious third bedroom) and house bathroom. Just step inside and you will be impressed with the warm and welcoming feeling of this home.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is situated in Lightcliffe, just a "stone's throw" from Hipperholme village centre and benefits from the local amenities, shops and services; including parks, golf courses, doctors and dentists. There are fantastic transport connections, with the M62 motorway being only a 10 minute drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The towns of Brighouse, Halifax and Huddersfield offer excellent regional rail links, including access to the Grand Central train service. There are also ample bus services, running regularly, close by.

Owing to the copious number of features on offer with this well-presented property, all offered with the added benefit of NO CHAIN, an internal inspection is essential to fully appreciate this charming home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A smart and spacious entrance hallway that creates the ideal first impression upon stepping into the property. With a uPVC double glazed window, carpeted floor, under stairs cupboard, single radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room that offers ample space for a three-piece suite along with additional furniture. A central gas fireplace, on a granite hearth and with granite mantelpiece, creates a charming feature for the whole room. The room is also bathed in natural light owing to the large uPVC

double glazed window to the front elevation. With a carpeted floor, central light fitting, wall mounted light fittings, double radiator and television access point.



From the living room a set of glass panel sliding doors open into the

DINING ROOM



A well-presented dining room that offers ample space for a family dining table. The room also provides access to the rear elevation from a uPVC double glazed door with two uPVC double glazed windows to either side. With a carpeted floor, central light fitting and double radiator.

From the dining room, or hallway, a wooden door opens into the



KITCHEN



A neatly presented kitchen that features laminated work surfaces, all with over or under counter cupboards and drawers, to three walls offering ample work and storage space. The kitchen has a uPVC double glazed door opening onto the driveway to the side elevation. To the rear corner is a pantry cupboard offering additional storage space. With a cooker unit, double radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, central strip light, space for a fridge and freezer and a stainless-

steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a cupboard storage area, loft access hatch, frosted uPVC double glazed window to the side elevation, carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that has ample space for a double bed along with additional bedroom furniture. With a large uPVC double glazed window to the front elevation, carpeted floor,

central light fitting and double radiator.

BEDROOM 2



Another generous double bedroom with a carpeted floor, double radiator, central light fitting and large uPVC double glazed window, to the rear elevation, overlooking the gardens.

BEDROOM 3



A generous third bedroom that is ideal for a child's bedroom, work from home office space or guest room. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.

BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer, with its panel bath, over bath electric shower, pedestal washbasin, corner cupboard storage space, single radiator, frosted uPVC double glazed window, carpeted floor, tiled walls and central light fitting.

WC

A separate WC with a vinyl floor, tiled walls, close coupled toilet, frosted uPVC double glazed window to the side elevation and central light fitting.

GARDENS



To the front of the property is a charming garden that enhances the kerb appeal of the property and also increases privacy. There is a short flagged area leading to a lawned garden that ends with a shrub garden to the kerbside.

To the rear of the property is a well maintained garden with a flagged patio seating area to the edge of the property. From the patio a lawned garden runs to the far end, creating the ideal place for children and pets to play. The garden is bordered by wooden fence and shrubs.



additional secure parking or an ample amount of storage space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

There is potential for the loft to be converted owing to the size of the loft on offer. The boiler is located in the cupboard in the bathroom.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Hipperholme traffic lights, head towards Wyke on Leeds Road (A58) for 0.6 miles. Just before Lightcliffe Golf Club turn left onto Syke Lane and then left again onto Bramley Lane. Continue for 130m and turn right onto Bramley View. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.



For sat nav users the postcode is: HX3 8ST

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

PARKING & GARAGE

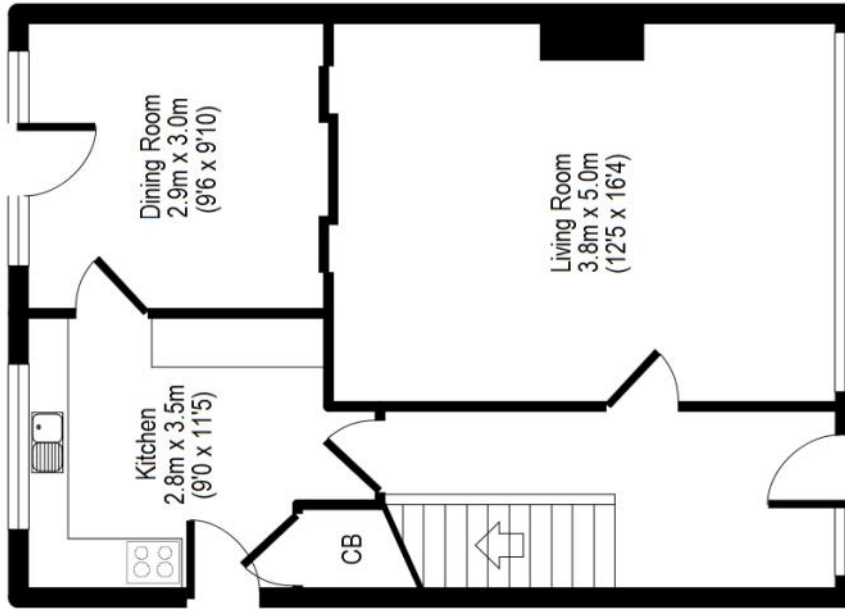


To the side of the property is a long private driveway providing ample parking for 2+ cars. To the rear of the driveway is a single garage offering

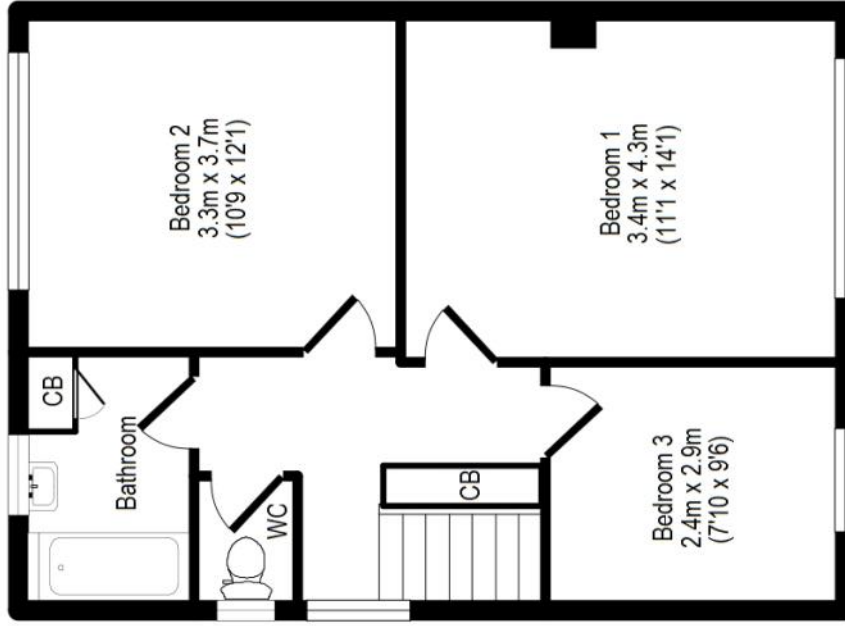
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APPROX GROSS INTERNAL FLOOR AREA: 92 sq. m / 985 sq. ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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