

MARSH & MARSH PROPERTIES

169 Bramley Lane, Hipperholme, HX3 8JJ

£550,000



Nestled down a private road, in the heart of Hipperholme village, on the highly sought after and well-regarded Bramley Lane, is this three bedrooomed, detached, property. The property is offered with the fantastic advantage of being with NO CHAIN. If you are looking for a premium property, situated in a premier residential area, this will certainly be the property for you. Ideal for any growing family, professional couple or anyone looking for that special something. The house features ample parking, with a private driveway, integral single garage and parking layby offering plenty of space for four cars in total. To the front of the property is a well-maintained lawned garden, with flowerbed border, that offers a charming kerb appeal. To the rear is a low-maintenance, patio garden with central lawned area and bordering hedge that offers a private location, ideal to sit out and relax or to have a barbeque.

Internally the property is beautifully presented throughout, being offered with a modern style and décor and, therefore, creating the ideal opportunity for any prospective buyer to move in with no work required. The property offers a surprising amount of space throughout with generous rooms and also features a large ground floor master bedroom (with its own en-suite shower room). The property has a large living room, rear solid construction conservatory, large dining kitchen, private office/snug, ground floor WC, two double bedrooms to the first floor and house bathroom. Just step inside and you will immediately fall in love with everything on offer.

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Owing to its location, this property presents fantastic access to all the excellent shops, services and restaurants that the Hipperholme village has to offer; including some picturesque walks in the locality. The property offers good transport connections with both Brighouse and Halifax being a 10 minute drive away, offering access to their well-connected train stations with routes to all local towns, including the Grand Central train service. The M62 is only a short 15 minute drive away providing quick access to Leeds, Bradford and Manchester.

Owing to the highly sought after location of this property, its beautifully presented internal aspect and generous sized rooms, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

From the side of the property, leading from the driveway, a high quality composite door opens into the

HALLWAY

A warm and welcoming hallway that certainly offers a charming impression as you step inside. The hallway creates a central hub throughout the main areas of the ground floor and features a wood laminate floor, under stairs cupboard storage space, ceiling inset spotlights, double radiator and a uPVC double glazed frosted window to the side elevation.

From the hallway a wooden door opens into the

LIVING ROOM



A large and open living room that presents ample space for a three piece suite along with additional furniture. The room receives plenty of natural

light from a uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors that open into the conservatory. A gas fireplace, on a granite hearth and with mantelpiece, creates the ideal central focal point for the whole room. With a wood laminate floor, central light fitting, wall mounted light fittings, double radiator and television access point.



From the living room a set of uPVC double glazed doors open into the

CONSERVATORY



A substantially built conservatory that benefits from a solid roof, featuring two Velux windows, that offers the perfect place to enjoy the rear

garden throughout the year. With a wood laminate floor, ceiling inset spotlights, single radiator and a uPVC double glazed door that opens into the rear garden patio seating area.



From the hallway a wooden door opens into the

DINING KITCHEN



The real pièce de résistance of the property, the large and open plan dining kitchen creates the ideal family communal space, perfect for a family meal or entertaining. The dining kitchen is “L” shaped with one side offering space for a dining table and additional seating. The main area features laminated work surfaces to three sides, all with over or under counter cupboards and

drawers offering plenty of storage space. The dining kitchen has a composite door that opens to the side, leading to the front garden and access. With an integrated dual oven (one being a microwave oven), integrated hob, extractor, uPVC double glazed windows to the front and side elevations, two single radiators, ceiling inset spotlights, wood laminate floor, splashback glass panelling, under cupboard downlights, integrated fridge/freezer, integrated washing machine, integrated dishwasher and an integrated sink with mixer tap.





From dining kitchen a wooden door opens into the

OFFICE / SNUG



A perfect addition to the property offering the ideal location for a work from home office space, play room or even as a small snug. With a wood laminate floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.

From the hallway a wooden door opens into

BEDROOM 1



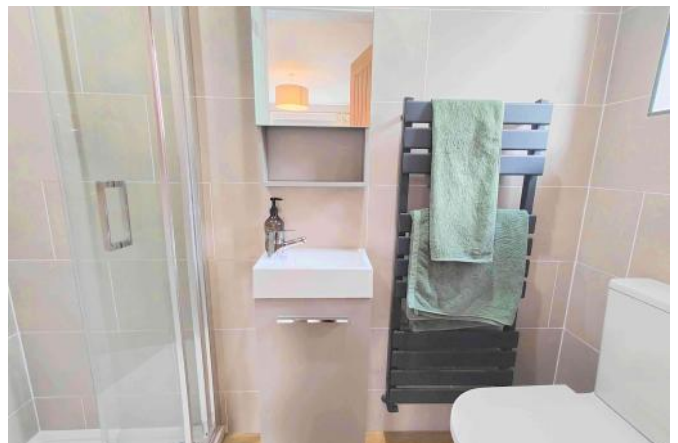
The ground floor master bedroom offers ample space for a king sized bed along with additional furniture. The bedroom also benefits from a wall

length set of fitted wardrobes and drawers, providing plenty of additional storage space. With a wood laminate floor, central light fitting, uPVC double glazed window to the rear elevation and a double radiator.



From the master bedroom a wooden door opens into its

EN-SUITE



A well-presented and laid out en-suite featuring a shower cubicle, vanity inset washbasin, close coupled toilet, towel radiator, wood laminate flooring, tiled walls, central light fitting and extractor fan.

From the hallway a wooden door opens into the

WC



A neatly presented WC offering plenty of additional facilities for the ground floor, with a wood laminate floor, single radiator, low flush toilet, pedestal washbasin, frosted uPVC double glazed window to the side elevation, central light fitting and extractor fan.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and a central light fitting.

From the landing wooden doors open into

BEDROOM 2



A beautifully presented second bedroom, again offering ample space for a king sized bed along with additional bedroom furniture. The bedroom benefits from a large set of fitted wardrobes and drawers along one side. Two side access hatches lead into the eaves, offering further storage space as one side has already been boarded - the other side could also be boarded if required. With a carpeted floor, central light fitting, uPVC double

glazed window to the rear elevation and a double radiator.



BEDROOM 3



A generous third bedroom, also offering plenty of space for a king sized bed, along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a double radiator.



BATHROOM



A well-presented house bathroom that features a panel bath, over bath shower, glass splash guard, close coupled toilet, pedestal washbasin, tiled floor, tiled walls, central light fitting, frosted uPVC window to the side elevation and extractor fan.

GARDENS

To the front of the property is a charming lawned garden, surrounded by a flowerbed and

shrubbery, that certainly enhances the kerb appeal of the property. To the side of the front garden is a flagged patio area that leads to the door into the kitchen.





To the rear of the property is an enclosed patio garden, with a central lawned area, featuring a hedge border creating an ideal place to sit out and relax or to have a barbeque. The rear garden can be accessed via a pathway to the side elevation or via a door into the garage.



PARKING & GARAGE

To the side of the property is a long private driveway that could accommodate two cars.

To the rear of the driveway is an integral single garage offering an additional secure parking space or additional storage space.

At the entrance to the driveway is a layby that is owned by this property offering four parking spaces of which next door has shared access to the spaces.



GENERAL

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

TO VIEW

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

LOCATION

What3words: [///serve.movies.olive](#)

Google Plus Code: P5HQ+45H Halifax

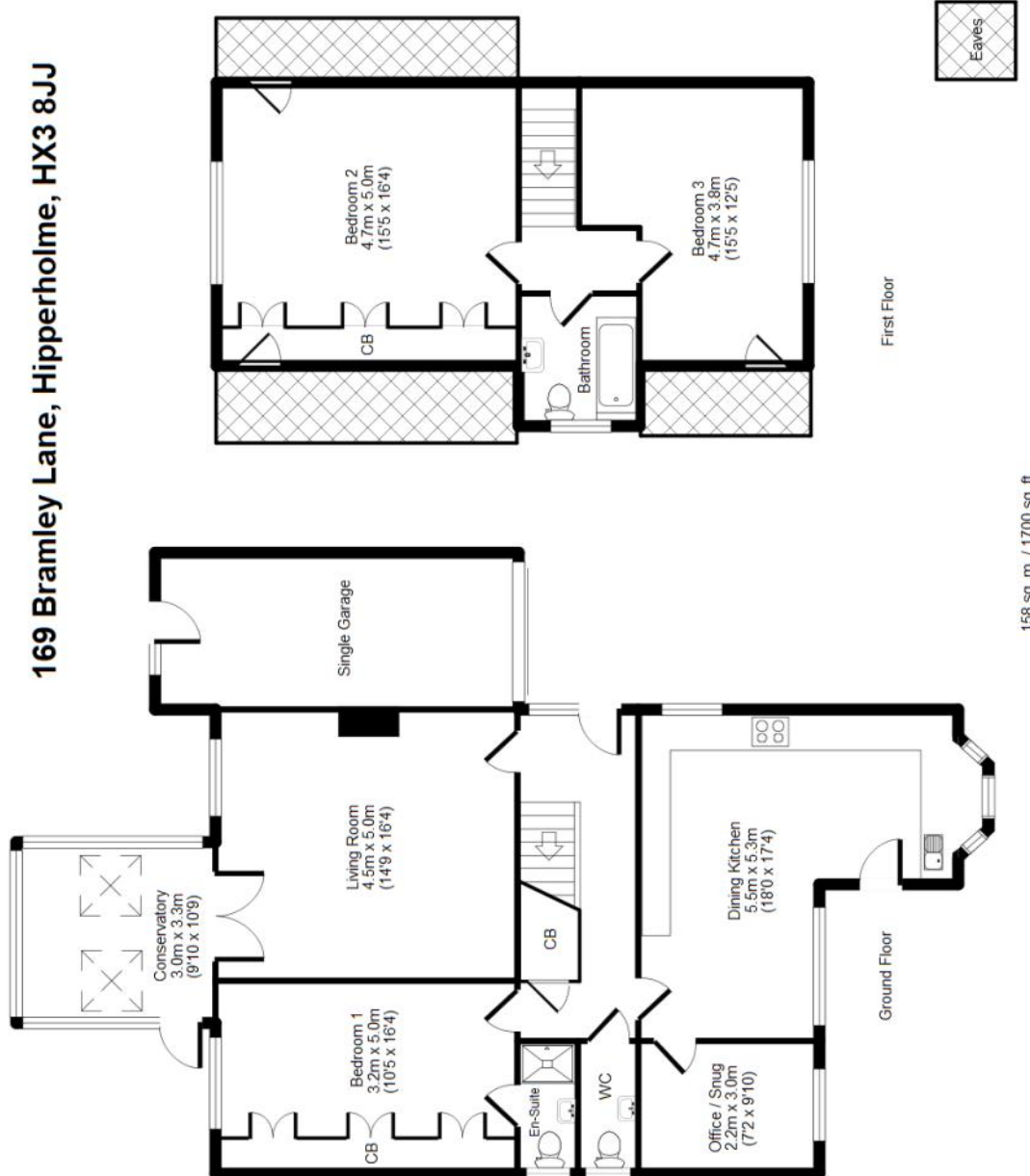
For sat nav users the postcode is: HX3 8JJ

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.

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