



## 66 Bramley Lane

Hipperholme, Halifax, HX3 8NS

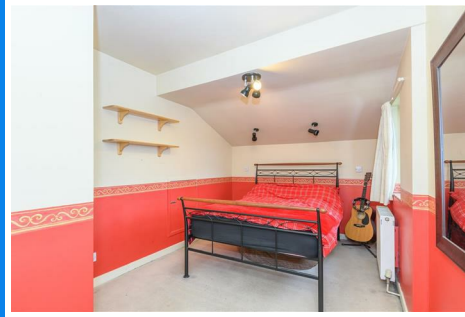
Asking Price £499,950



# 66 Bramley Lane

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We are delighted to offer for sale a four bedroom detached property in the sought after area of Hipperholme on Bramley Lane

This property is of substantial size and has great potential. The property is in need of some cosmetic updating but is part renovated to a good standard! Benefitting from gas central heating and double glazing.

To the ground floor there is a living room, kitchen, downstairs bathroom and two downstairs bedrooms. To the first floor there are a further two double bedrooms and house bathroom. Externally the property benefits from a garage with lights and power, landscaped gardens to the front and rear, as well as a private driveway for three cars.

Conveniently located for local amenities of Hipperholme, close to good local schooling at both primary and secondary level including Lightcliffe C of E and Hipperholme Grammar School. Excellent transport links to surrounding towns of Halifax and Brighouse as well as via the M62 motorway network to Leeds and Manchester.

Viewings are essential- call SW Property 01422 415776

## Entrance

## Bedroom Four

A good-sized double bedroom with cream carpets and built in wardrobes with shelving and rails. A window to the front of the property.

## Cloakroom

## Bedroom Three

A double bedroom with built in wardrobes. Two windows to the rear of the property allowing lots of natural light. In need of modernisation.

## Downstairs Bathroom

A recently renovated bathroom with a double shower, hand basin into vanity unit and and wc. There is a chrome heated towel rail. Metro tiles and part painted walls. Frosted windows to the rear.

## Living Room

A generous-sized living room with a gas fire with wooden surround and tile hearth. Windows to the front and side allowing lots of natural light.

## Kitchen

Kitchen with wall and base units with complementary worktops. Electric oven and gas hob. Space and plumbing for a slimline dishwasher and washing machine. Tiled floor and tiled splashback. Inset sink and drainer. Two windows and access to the rear garden via the rear door.

## First Floor

Accessed via staircase in the kitchen

## Bathroom

A spacious upstairs bathroom with a shower cubicle, wc and handbasin. A chrome heated towel rail and frosted glass windows.

## Bedroom One

A master bedroom with neutral decor and wooden floor. Windows to the front and rear of the bedroom.

## Bedroom Two

Another upstairs double bedroom with windows to both the front and rear. Red decor.

## External

Externally the property benefits from a garage with lights and power with space for a car. Landscaped garden to the front with flower beds, tree and shrubbery. A secure rear garden with lawn and patio.

## Directions

For Satnav please use the postcode HX3 8NS.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Viewings

Viewings are strictly by appointment only. Please contact SW Property.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map

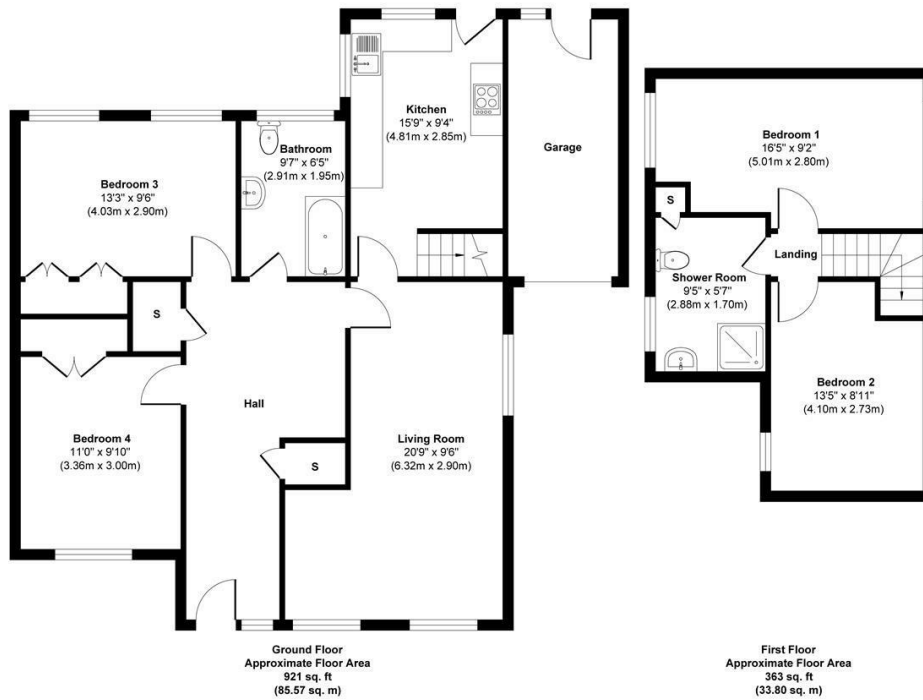


## Terrain Map



## Floor Plan

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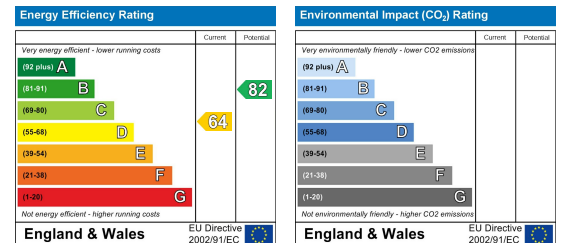


Approx. Gross Internal Floor Area 1284 sq. ft / 119.37 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.