



4 Brooklands

Hipperholme, Halifax, HX3 8EE

£295,000



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Nestled in the charming area of Brooklands, Hipperholme, this deceptively spacious three-bedroom end of terrace house offers a delightful blend of character and modern living. The property is well presented throughout, showcasing its unique features that add to its appeal.

Upon entering, you will find two generously sized reception spaces with a living room overlooking the gardens and a kitchen diner providing entertainment space. An additional kitchen/ utility room adds further practicality. In addition, there are double bedrooms and a single bedroom, providing ample space for relaxation and rest with the exciting option to split one of the bedrooms into two, allowing for flexibility to suit your needs, whether it be for a growing family or a home office. The bathroom suite is a stunning space and a real addition to the home.

The location is ideal, situated close to a variety of amenities and reputable schools, making it perfect for families and professionals alike. The south-facing garden is a wonderful feature, providing a sunny outdoor space to enjoy during the warmer months, while the off-road parking for two cars adds convenience and ease to your daily routine.

This property is a fantastic opportunity for those seeking a comfortable and characterful home in a desirable area. With its spacious layout and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely house your new home.

Entrance Hallway

A spacious entrance hallway leading into the home providing access to the living room, kitchen diner and upstairs.

Living Room

A south facing living room overlooks the lawned gardens. Well presented with a light and neutral colour scheme and plenty of character features and a large bay window allowing plenty of natural light.

Kitchen Diner

A spacious kitchen diner

Kitchen / Utility

An extended kitchen / utility space with a second oven and sink, as well as additional worktop and storage space and external access outside and onto the driveway.

Bedroom Two

A large double bedroom which was previously two double bedrooms which have been knocked into one. Overlooking both the front and rear of the property. There is an opportunity to return the partition wall and split the room back into two bedrooms should your wish.

Bedroom One

A second floor attic bedroom providing a spacious double bedroom with en-suite facilities. Spanning the full attic space, this is a larger than average room.

En-Suite

With shower

Bedroom Three

A single bedroom overlooking the front of the home.

Bathroom

A four piece bathroom suite with a bath tub, shower, sink and w/c.

External

At the front of the property are two parking spaces providing off road parking. To the rear of the property is a patio and lawned garden which is south-facing, providing an ideal spot in which to relax and entertain on sunny days. There is a footpath providing access to the neighbouring properties. Please note the garden has a £75 per year lease.

Directions

For Satnav please use the postcode HX3 8EE

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

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.

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 PETER DAVID PROPERTIES 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



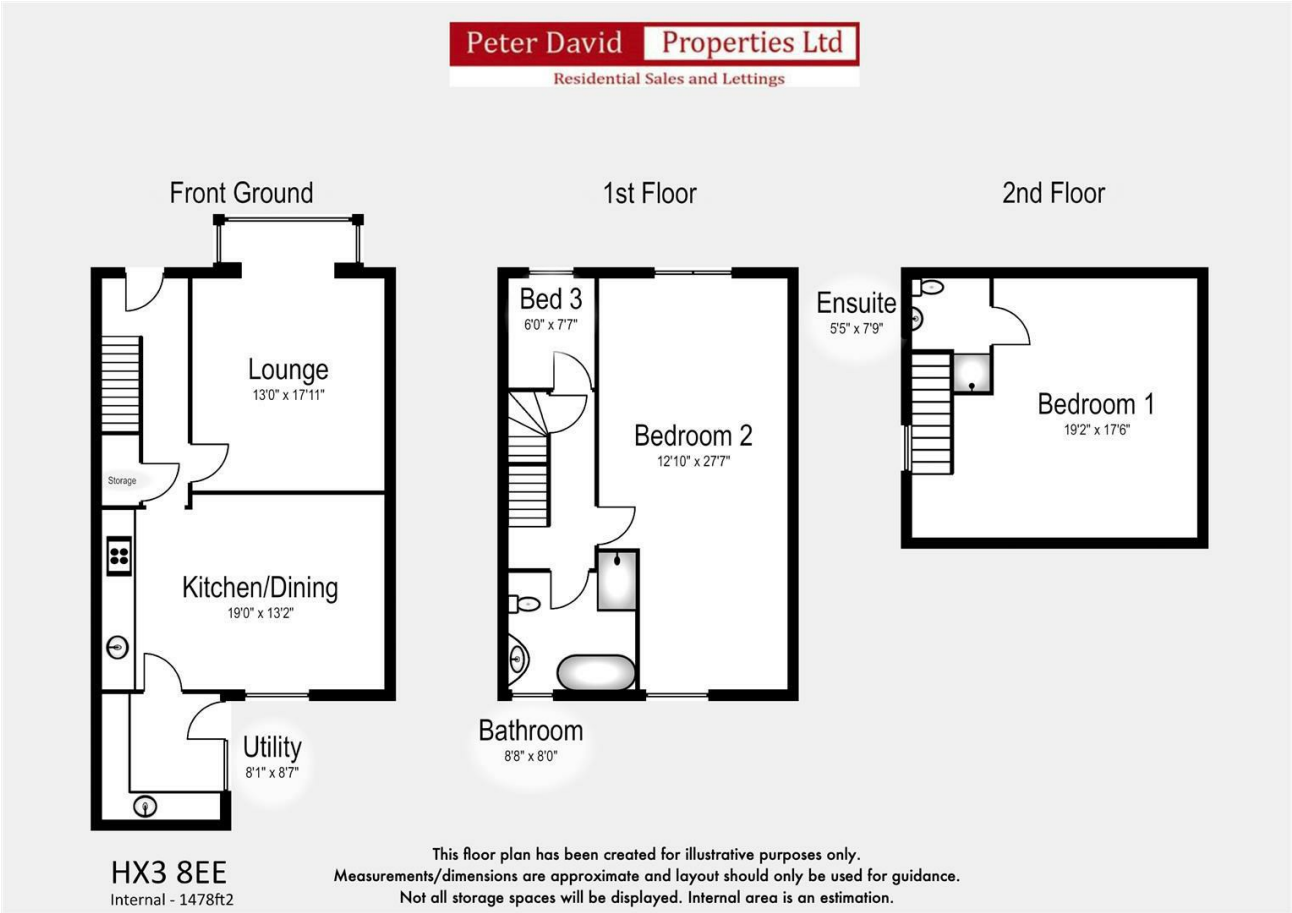
Hybrid Map



Terrain Map



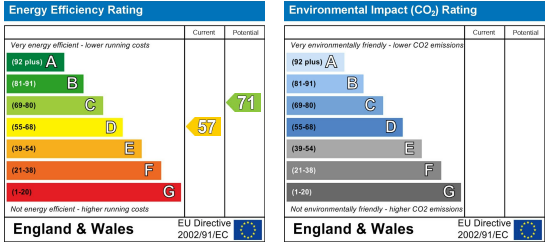
Floor Plan



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.