

Charnock Bates

The Country, Period & Fine Home Specialist



Arncliffe

177 Bramley Lane, Hipperholme, HX3 8JJ









# Arncliffe

177 Bramley Lane  
Hipperholme  
HX3 8JJ



**STONE-BUILT DETACHED BUNGALOW**



**THREE DOUBLE BEDROOMS**



**GATED DRIVEWAY & DETACHED GARAGE**



**PRIVATE FRONT & SOUTH-FACING REAR GARDEN**

Offers in the region of: £370,000

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## Summary

Situated in a much sought-after location, Arncliffe is a stone-built detached true bungalow offering spacious accommodation with the potential to renovate and extend subject to obtaining the relevant planning consents.

Internally, the property briefly comprises; entrance hallway, lounge, dining room, kitchen, principal bedroom, two further double bedrooms and house bathroom.

Externally, a gated driveway provides off-street parking for two cars, leading to a detached single garage and adjacent to a south-facing garden. To the front of the property, an enclosed garden with generous lawn bordered by colourful planting and shrubbery.

## Location

Situated on Bramley Lane, a highly desirable address within this well-regarded village of Hipperholme, boasting a wide range of nearby amenities, including a Tesco Express and Coop, along with an increasing number of independent retailers offering a host of services and products. The area also benefits from a doctor's surgery and park known locally as 'The Stray'. Local schooling needs are also well catered for, having Hipperholme Grammar, Lightcliffe C of E Primary School, Lightcliffe Academy and Brighouse High School all within easy reach. Being centrally located and roughly equidistant between the northern business centres of Leeds and Manchester, Hipperholme has excellent commuter links by rail, having stations in both Brighouse and Halifax, and also by road with junctions 25 and 26 of the M62 motorway network both accessible.





## General Information

Access is gained through a solid oak and glazed door into the light and airy entrance hallway, benefitting from a useful storage cupboard and providing direct access to all the living accommodation. A pull-down ladder accesses a fully boarded loft with vaulted ceiling.

The first door on your right takes you through to the spacious lounge, benefitting from dual aspect windows, with a large bay window to the front elevation allowing for natural light to flood through while enjoying an outlook towards Emley Moor. An open gas fire sits at the focal point with stone surround.

The next door on your right takes you through to the dining room, with a gas fire to the focal point with marble surround, then leading through to the kitchen offering a range of wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with hot and cold taps. Integrated appliances include an electric oven and Smeg four-ring induction hob with extractor above.

Moving back through the hallway to the spacious principal bedroom, positioned to the front of the property with a bay window to the front elevation enjoying an outlook into the garden and views beyond and benefitting from built-in wardrobes, window seat, and vanity unit.

Completing the accommodation, two further double bedrooms are positioned to the rear of the property, benefitting from built-in wardrobe storage, while the part tiled house bathroom boasts a four-piece suite comprising a w/c, pedestal wash, panelled bath and walk-in shower cubicle.





















## Externals

Gates access a block-paved driveway providing off-street parking for two cars, leading down to a detached single garage with up-and-over door, providing further secure parking for one car.

A stone-flagged pathway leads to the rear door, adjacent to a south-facing garden bordered by mature planting and shrubbery. The stone-flagged pathway also leads down both sides of the property to the front garden.

Stone steps from the pathway lead down to a generous well-established lawn, bordered by colourful planting and shrubbery, offering a private space to sit and relax.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Wayleaves, Easements and Rights of Way

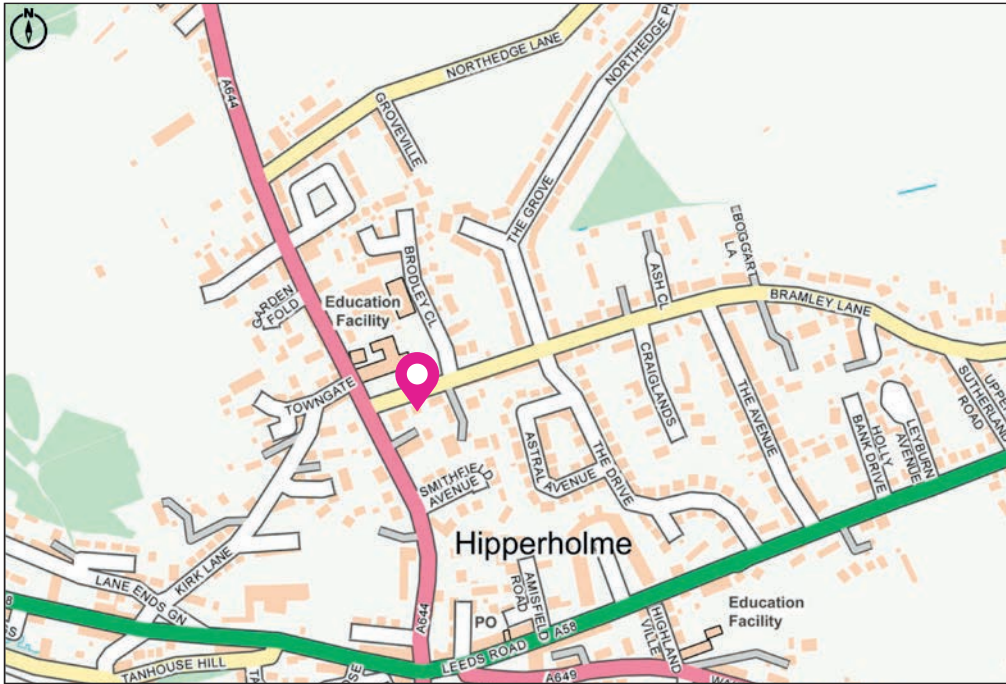
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.







## Directions

From Halifax Town centre proceed along the A58 Godley Lane towards Stump Cross. At the Stump Cross traffic lights stay in the right-hand lane and continue along the A58 Halifax Road towards Hipperholme and upon reaching the traffic lights turn left into Denholme Gate Road. Continue up the hill and just before Hipperholme Grammar School turn right into Bramley Lane and Arncliffe, 177 Bramley Lane will be on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX3 8JJ**

## Local Information

NEAREST STATIONS	Halifax	2.5 miles
	Brighouse	2.8 miles
	Low Moor	4.0 miles
NEAREST SCHOOLS	Greenglade Day Nursery & Forest School	0.1 miles
	Lightcliffe C of E Primary School	0.7 miles
	Hipperholme Grammar School	164 ft
MOTORWAY NETWORK	Junction 26, M62	4.0 miles

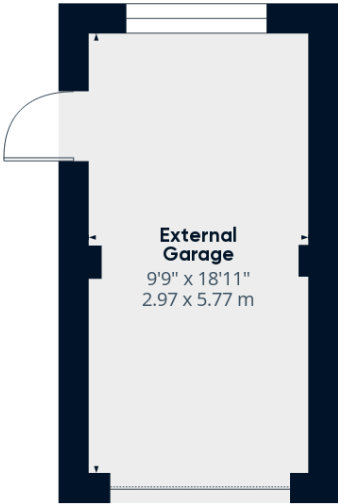
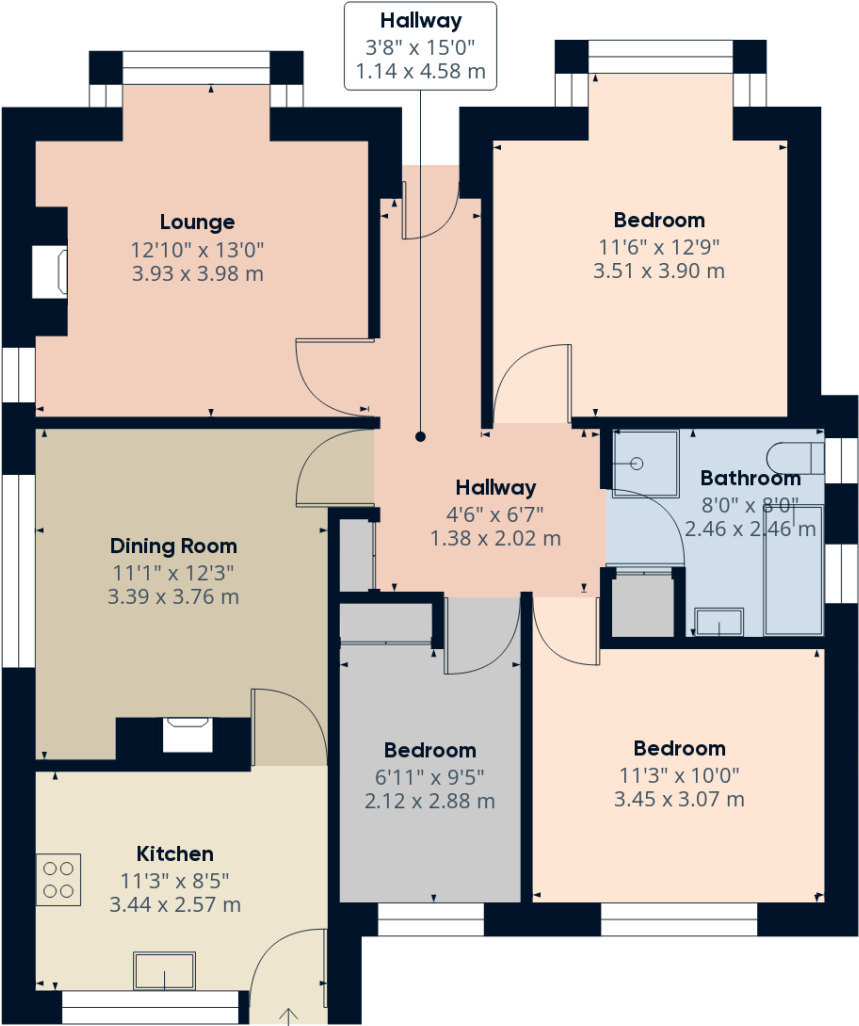
## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	E
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Scottish Power
GAS SUPPLY	Scottish Power
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Not connected
MOBILE SIGNAL	Good coverage





# Floor Plans



Total approximate floor area:  
**1,058.20 sqft (98.31m<sup>2</sup>)**  
(inc Garage)



# Charnock Bates

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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
New North Road  
Huddersfield HD1 5LG  
**01484 903000**

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