

Charnock Bates

The Country, Period & Fine Home Specialist



The Cottage

9 Bramley Lane, Hipperholme, Halifax, HX3 8SR





The Cottage

9 Bramley Lane
Hipperholme
Halifax
HX3 8SR



STONE-BUILT COTTAGE



THREE DOUBLE BEDROOMS PLUS STUDY



ON-STREET PARKING



LANDSCAPED GARDEN WITH HOME-OFFICE

Guide price: £450,000

charnockbates.co.uk





Summary

Situated on Bramley Lane, a highly sought-after street in Hipperholme, The Cottage is a characterful stone-built cottage offering well-presented and deceptively spacious accommodation over two floors.

Internally, the property briefly comprises; entrance vestibule, kitchen, utility, cloakroom with w/c, dining room, lounge and garden room to the ground floor, cellar to the lower ground floor and principal bedroom, three further bedrooms and house bathroom to the first floor.

Externally, to the front of the property is on-street parking and to the rear is a beautifully presented garden with patio seating area, generous lawn and outbuilding with summerhouse and home-office.

Location

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, park known locally as 'The Stray' and Lightcliffe Golf Club being just across the road. 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 composite and glazed door into the entrance vestibule, finished with Yorkshire-stone flagged flooring and benefitting from built-in units housing the washing machine and dryer.

Leading off the entrance vestibule is the kitchen which offers a range of bespoke high-gloss wall, drawer and base units with contrasting granite worksurfaces incorporating an inset bowl sink with drainer and mixer-tap. Integrated appliances include an oven, microwave and undercounter fridge.

Accessed from the kitchen is a second utility area with plumbing for a dishwasher and space for a fridge freezer, then leading through to a cloakroom with w/c and wash-hand basin.

Moving through to the cosy lounge, a wonderful room which showcases stone-mullion windows and a characterful beamed ceiling. An exposed stone chimney breast sits at the focal point with capped gas fire.

The dining room mirrors the lounge with a characterful beamed ceiling and stone-mullion windows enjoying an outlook into the garden. A multi-fuel burner sits within an exposed stone chimney breast to the focal point.

A hidden staircase from the dining room leads down to a cellar room providing useful storage.

The garden room completes the ground floor accommodation, finished with hardwood flooring benefitting from underfloor heating and boasting a vaulted ceiling with six skylight windows allowing for natural light to flood through. French doors allow access to the garden.

Rising to the first floor. The spacious principal bedroom benefits from built-in wardrobes and showcases an exposed beamed ceiling and stone-mullion windows enjoying an outlook into the garden.

The house bathroom and three further bedrooms benefitting from built-in wardrobes and exposed beams completes the accommodation.

The part tiled house bathroom has underfloor heating and boasts a contemporary four-piece suite comprising a w/c, double wash-hand basin, panelled bath and double walk-in rainfall shower.











Externals

To the front of the property is on-street parking and to the rear is a beautifully presented garden with patio seating area and generous lawn accessed from the French doors of the garden room creating the perfect entertaining space for BBQs and alfresco dining.

A path runs through the lawn to an outbuilding with summerhouse and home-office, both with power and lighting. A separate shed provides useful storage space and steps down from the garden offer direct access to Leeds Road.

A CCTV system with four cameras is present at the property and will remain in situ for the new buyers.

Fixtures and Fittings

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

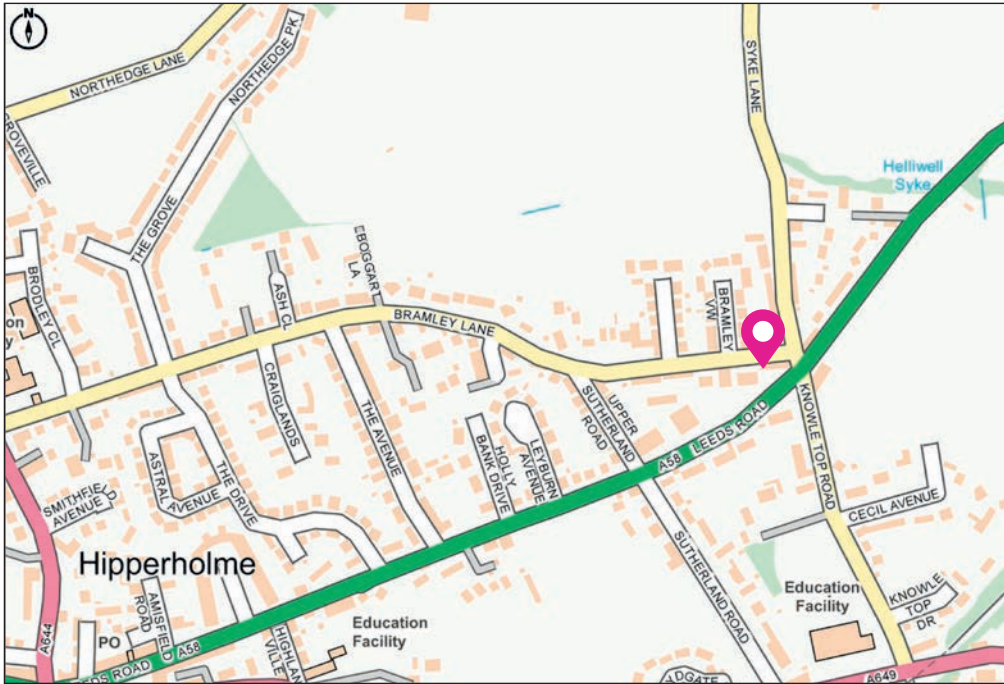
Wayleaves, Easements and Rights of Way

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 on the right turn right into Bramley Lane and after a short distance No 9 will be on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX3 8SR**

Local Information

NEAREST STATIONS	Halifax	2.8 miles
	Brighouse	2.8 miles
NEAREST SCHOOLS	Greenglade Day Nursery & Forest School	0.4 miles
	Lightcliffe C or E Primary School	0.5 miles
	Hipperholme Grammar School	0.3 miles
MOTORWAY NETWORK	Junction 26, M62	3.8 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band A
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	PlusNet
MOBILE SIGNAL	Good coverage

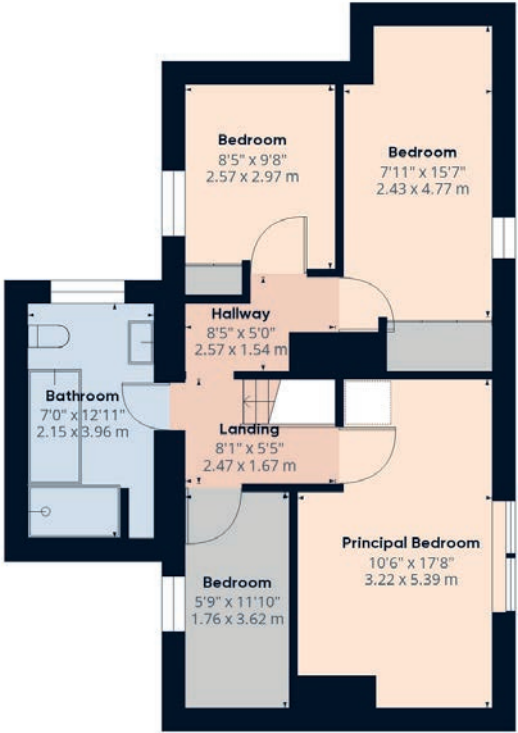


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
1811.25 sqft (168.27m²)
(inc External Office)

Charnock Bates

The Country, Period & Fine Home Specialist



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

charnockbates.co.uk • homes@charnockbates.co.uk • rightmove.co.uk

