



87 Bramley Lane
Hipperholme, Halifax, HX3 8NS

Space, light, and far-reaching views
– a home designed for family living



Charnock Bates

The Country, Period & Fine Home Specialist





87 Bramley Lane
Hipperholme
Halifax
HX3 8NS

Offers in excess of: £650,000

- Sought-after residential location
- Far-reaching views towards Emley Moor Mast
- Flexible five-bedroom layout and multiple reception rooms
- Spacious living room with bay window seating
- South-facing, tiered garden with expansive lawn and mature planting
- Light-filled conservatory with exposed stonework and garden access
- Principal bedroom with fitted storage and ensuite shower room
- Driveway parking for six cars, plus a single and double garage
- Ideal for growing families or multi-generational living
- Excellent access to local schools, amenities, and commuter routes

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Space, light, and far-reaching views – a home designed for family living



Tucked away on the well-regarded Bramley Lane in Hipperholme, this generously proportioned home offers a flexible and practical layout perfect for growing families.

With a striking garden outlook, multiple reception rooms, and ample parking, 87 Bramley Lane balances everyday comfort with scenic surroundings.



Ground floor

A spacious and welcoming entrance hall with skylights sets the tone for this light-filled home.

The main living room is a standout space, complete with a gas fireplace framed by a marble surround and Adams-style mantle. Stone mullioned bay windows offer a built-in seat, and frame sweeping views stretching as far as Emley Moor Mast.

In addition to a dedicated dining room, a second reception room with French doors opens onto the garden, offering ideal spaces for both formal entertaining and relaxed family time.

The kitchen features wooden base, drawer, and wall units paired with contrasting worktops and a Kenwood oven and hob. An open archway leads through to the conservatory, where exposed stonework and sliding glass doors bring the outdoors in.

Also on the ground floor:

- A cloakroom with downstairs WC and sink
- A useful home office, with potential to be used as a fifth (single) bedroom
- A utility room and additional WC, with side access to the driveway
- A dedicated storage room









First floor

The first floor includes four bedrooms – three doubles and one single – offering flexibility for work, hobbies, or nursery use.

- The principal bedroom includes fitted storage and dressing table, with garden views and an ensuite shower room
- A further double bedroom enjoys the same outlook, with integrated wardrobes, cupboards, and drawers
- A third double bedroom includes built-in storage
- A smaller single bedroom would be ideal for use as a nursery or home office
- A family bathroom features a bath, toilet, and Sottini sink
- An additional storage room completes the floor





Gardens and grounds

The south-facing rear garden is a real highlight – a generous, tiered outdoor space with lawn, established beds and shrubbery, and a stone pathway winding through. A garden shed provides extra storage for tools or outdoor toys.

The property benefits from parking for six cars on the driveway, plus a single garage and a separate double garage.

VAT SAVING OPPORTUNITY

As the property has been vacant since December 2023, buyers may be eligible for a **reduced VAT rate of 5%** on renovation or refurbishment works, in line with HMRC's Buildings and Construction (VAT Notice 708) guidance. This applies once a vacancy certificate is obtained from the local council, offering significant potential savings on improvement projects.

Prospective purchasers are advised to seek independent advice or refer to HMRC VAT Notice 708 for full details.



Key information

- **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.

- **Parking:**

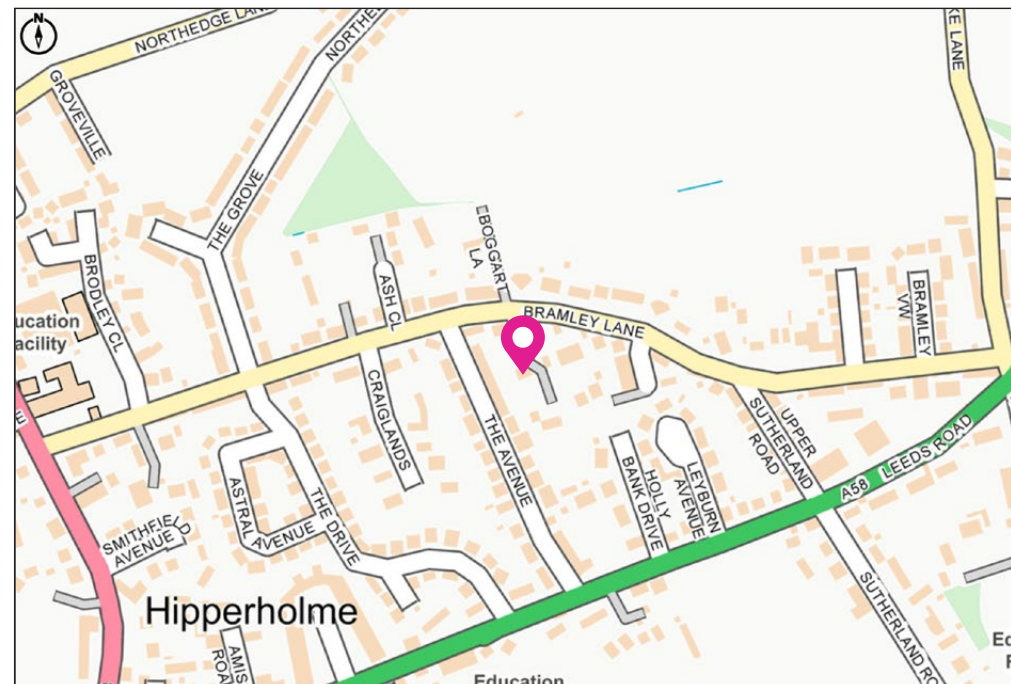
Three garage spaces and four external spaces.

Viewing is essential to fully appreciate the unique nature of this property.

TENURE	Freehold
PROPERTY TYPE	Detached
CONSTRUCTION	Traditional stone with part rendered
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Not connected
MOBILE SIGNAL	Excellent coverage

The location

- Ideally located in the heart of Hipperholme, one of Calderdale's most desirable villages
- Walking distance to well-regarded schools including Hipperholme Grammar School and Lightcliffe Academy
- Easy access to Halifax town centre, just 10 minutes by car
- Excellent commuter links to Leeds, Bradford and Manchester via the A58 and M62 (Junction 26)
- Brighouse train station (approx. 2.5 miles) offers regular services to Leeds, Huddersfield, and Manchester
- Halifax train station (approx. 3.5 miles) provides direct services to Leeds, Bradford, Manchester and London
- Local shops, cafés, and everyday amenities within a short walk
- Close to scenic walking routes, including Shibden Park and Judy Woods
- Nearby golf clubs, gyms, and leisure facilities for active lifestyles
- Positioned on a quiet residential lane, offering peace and privacy with convenience



Get in touch to arrange your private tour today.

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Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

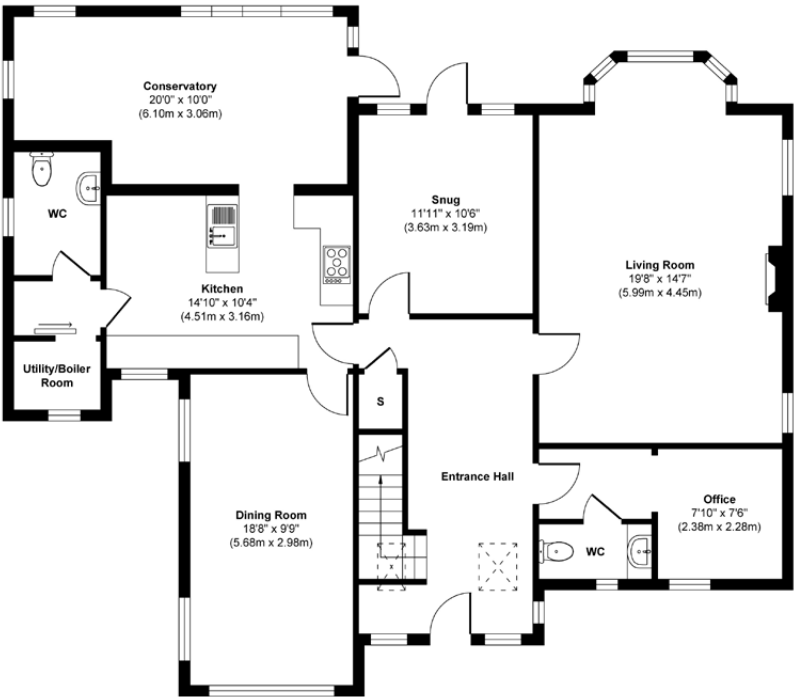
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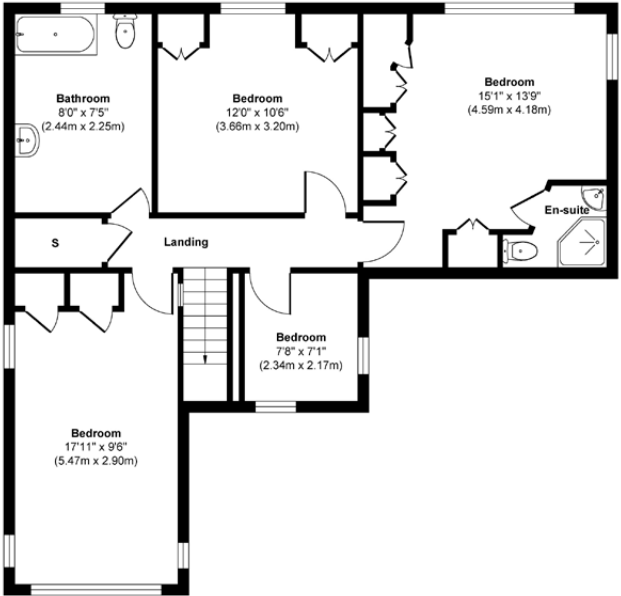


Floor plans

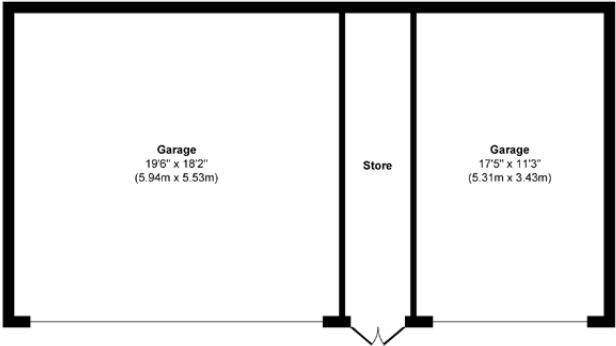
Ground floor



First floor



Garage



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Total approximate floor area:
2,848 sqft (264.78m²)
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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