



12 The Avenue
Hipperholme, Halifax, HX3 8NP

A detached true bungalow in a most
sought-after location



Charnock Bates

The Country, Period & Fine Home Specialist





12 The Avenue
Hipperholme
Halifax
HX3 8NP

Offers around: £550,000

At a glance

- Over 2,000 sqft of accommodation
- Detached true bungalow
- Occupying a most sought-after location
- Close to a range of local amenities and excellent transport links
- Highly regarded schools including Lightcliffe C of E Primary School and Hipperholme Grammar School
- Gated driveway parking and single garage
- Enclosed and private rear garden
- Accessed from Bramley Lane or Leeds Road
- Five double bedrooms, two reception rooms and two bathrooms
- Excellent access to commuter links whether road or rail

Charnock Bates





A detached true bungalow in a most sought-after location



An exceptional, detached bungalow situated on The Avenue, a most sought-after street accessed from both Bramley Lane and Leeds Road.

Positioned close to highly regarded schools, local amenities, and excellent transport links, this impressive five-bedroom property offers spacious true level accommodation of over 2,000 sqft – ideal for modern family living and entertaining alike.



Internal accommodation

Entrance hallway

A welcoming entrance with useful cloakroom storage and access to the living accommodation.

Lounge

A spacious entertaining space with large picture window to the front elevation flooding the room with natural light. A gas fire sits at the focal point with decorative Adam-style mantel and marble surround.

Dining room

A second spacious reception room with large front elevation window and gas fire to the focal point with Adam-style mantel and marble surround.

Kitchen

A modern kitchen offering a range of white, high-gloss wall, drawer and base units with contrasting granite worktops incorporating an inset bowl sink and drainer with mixer-tap over. Integrated appliances include an oven and four-ring hob with extractor above.

Utility

Leading off the kitchen and benefiting from a range of wall and base units with contrasting worksurfaces and space and plumbing for a washing machine, dryer and undercounter fridge/freezer.









Inner hallway

Part of the extension with separate external access and French doors leading out to the rear garden. Doors access two bedrooms and a shower room.

Bedroom

A comfortable double with a velux skylight allowing for natural light.

Bedroom

A spacious double enjoying an outlook into the rear garden.

Shower room

A part-tiled shower room situated next to the two bedrooms of the extension. A three-piece suite comprising a WC, pedestal wash-hand basin and walk-in shower cubicle.

Bathroom & WC

Accessed from the main hallway – boasting a three-piece suite comprising a wash-hand basin, walk-in shower cubicle and paneled bath. A separate WC is positioned just through the next door.

Principal bedroom

A generous double room benefiting from built-in wardrobes.

Bedroom

A double room with built-in wardrobes and outlook into the rear garden.

Bedroom

A double room enjoying an outlook into the rear garden.







External features

Front

A gated driveway offers private parking for three-four cars leading to a single garage with power, lighting and up-and-over door. Adjacent to the driveway is two well-established lawns with mature planting borders, a path running through to the front door with pedestrian gate from the roadside.

Rear

A generous block-paved courtyard style patio area accessed from the doors to the inner hallway provides somewhere private to sit and relax - hedges and mature planting to the borders providing extra privacy. Steps lead up to a small external outhouse.





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.

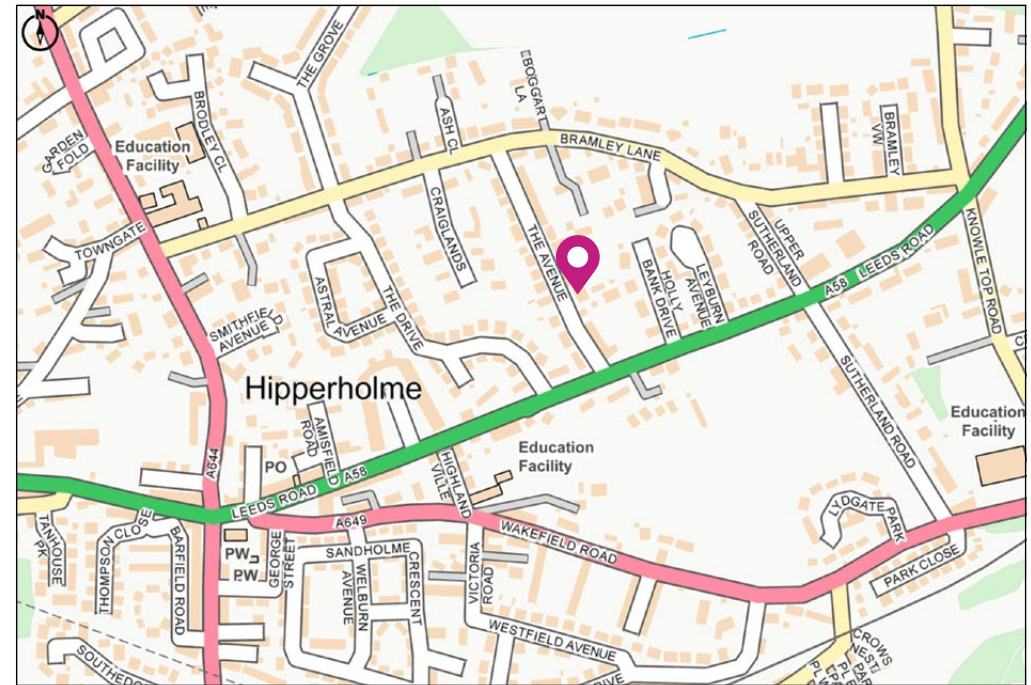
TENURE	Freehold
CONSTRUCTION	Brick
PROPERTY TYPE	Detached
PARKING	Garage for one car, plus gated driveway parking for up to three/four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

Location

Hipperholme is a highly sought-after residential location ideally situated for a wide range of amenities including a number of independent retailers along with a Tesco Express and Co-op, doctors surgery and a number of established restaurants and traditional public houses. The area is extremely popular with families as the area boasts numerous leisure facilities including Lightcliffe golf club, Brighouse swimming baths and the local countryside with numerous public footpaths and bridleways ideal for keen walkers, cyclists and those with equestrian interests.

The area also boasts excellent commuter links with access to the M62 motorway network providing road links to the northern business centres of Leeds and Manchester, whilst rail services are available from Brighouse and Halifax providing regular connecting services across the UK.

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



Get in touch to arrange your private tour today.

Charnock Bates



Property House
Lister Lane
Halifax HX1 5AS
01422 380100

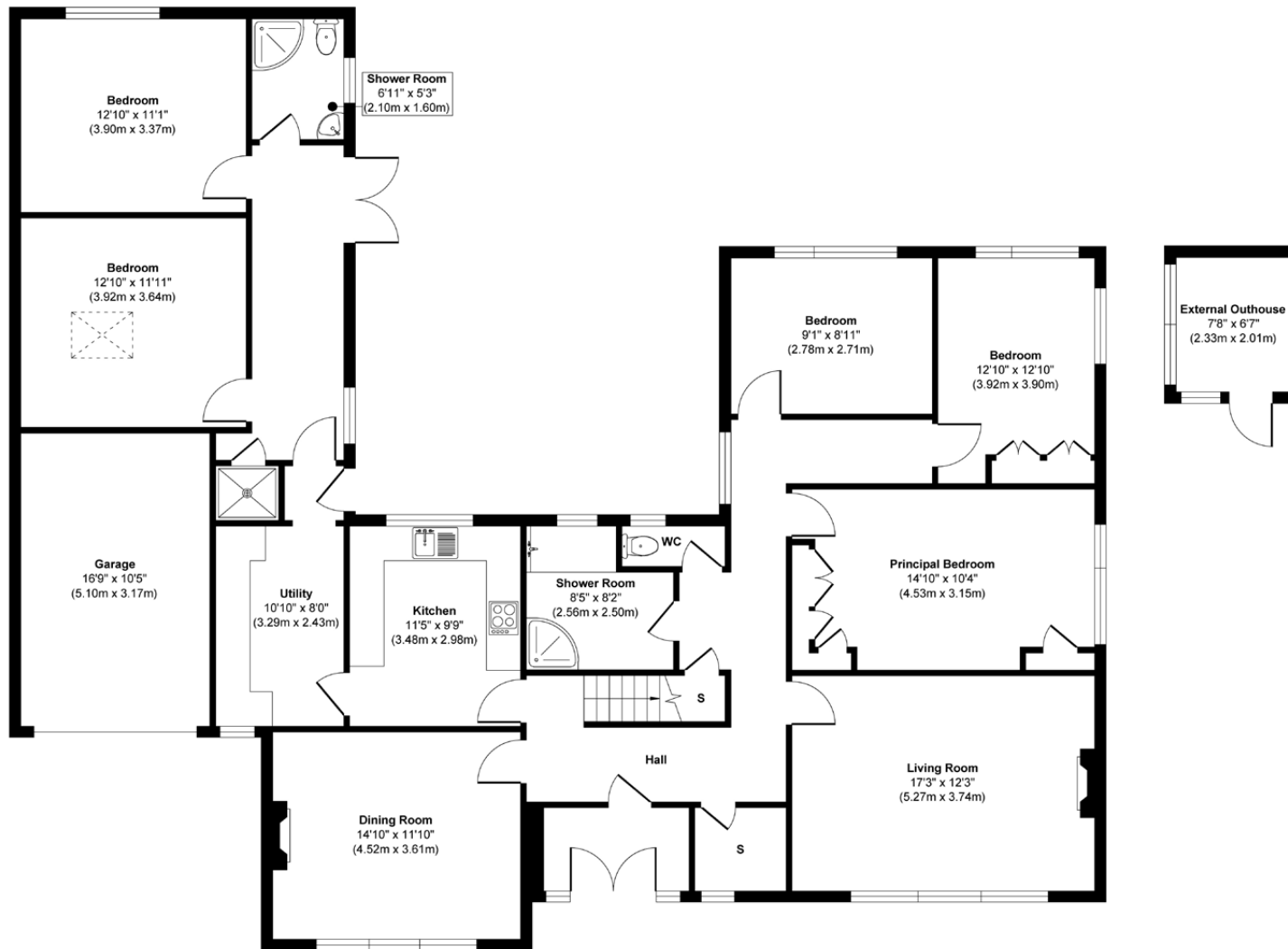
250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk

homes@charnockbates.co.uk



Floor plans



Charnock Bates



Total approximate floor area:
2,082 sqft (193.53m²)
 (inc Garage and Outbuilding)

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.



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

charnockbates.co.uk

homes@charnockbates.co.uk

rightmove.co.uk

