



155 Riley Lane, Bradshaw, Halifax, HX2 9UU

Offers Over £750,000

bramleys

A unique opportunity has arisen to purchase this impressive 4 bedroomed detached home in Bradshaw. The interior of the house is thoughtfully designed and forms an ideal purchase for the family buyer or those who like to entertain.

The property is fitted with high quality fixtures and fittings throughout, with underfloor heating, built in speaker system, CCTV and alarm system. Having a magnificent open plan entrance hallway with apex window, 2 generous reception rooms and a large dining kitchen with centre island and integrated appliances. To the first floor are 4 double bedrooms with the master suite having an adjoining dressing room and ensuite, additional ensuite to the second bedroom and an impressive family bathroom.

Bi-folding doors open to the gardens and creates an ideal entertaining space where there is a spacious terrace with fire pit, outdoor kitchen and summerhouse with hot tub, sauna and bar. With landscaped gardens to all sides, double electric entrance gates, a detached double garage, as well as additional off-road parking spaces.

This location offers fantastic open views ideal for those looking for a more rural position, with the convenience and accessibility to local amenities and schools making it an ideal choice for families.

An early internal viewing is highly recommended to appreciate the size and quality of accommodation on offer.



GROUND FLOOR:

Entrance Hall

Enter the property via an external door with glazed side panels into the entrance hall, having a double height ceiling and large UPVC apex window allowing plenty of natural light. Having a further 2 uPVC windows to ground floor level with oak and glass balustrading up the staircase to the first floor level. Fitted with engineered oak flooring and useful stairs storage cupboard.

Lounge

16'7 x 15'6 (5.05m x 4.72m)

Accessed from the hall via double oak doors with glazed panels this spacious lounge has engineered oak flooring, 2 wall light points, inset ceiling speakers and a uPVC window to the front elevation.

Utility Room

8'0 x 6'4 (2.44m x 1.93m)

Fitted with a range of built in wall units, working surface and space and plumbing for an automatic washing machine and tumble dryer. Also housing central heating boiler with inset ceiling spotlights and extractor.

Cloakroom/WC

Furnished in a 2 piece white suite comprising a low flush WC, wall mounted hand wash basin set to vanity, inset PIR lighting and extractor.

Family Room

23'0 max x 20'5 max (7.01m max x 6.22m max)

Situated at the rear of the property with bi-fold doors opening from the corner onto the rear garden. Currently presented as a sitting room and games room and making an ideal space for entertaining. Having inset ceiling spotlights and speakers, a further uPVC window to the side and oak double doors which open into the dining kitchen.

Dining Kitchen

22'5 x 16'8 max (6.83m x 5.08m max)

A beautifully presented and spacious dining kitchen having full height windows to the dining area with integrated blinds looking onto the rear gardens. The kitchen is fitted with a contemporary range of matching wall, base and full height units and a central island with Dekton working surfaces. Having a 1/1/2 bowl sink with Franke instant boiling water tap. Integrated appliances include 2 Neff ovens along with a microwave combination oven and warming drawer, induction hob with downdraught extractor to the island, dishwasher and full height fridge and freezer. Having Karndean flooring throughout, ceiling spotlights and speakers, uPVC window and composite external door to the side of the property.

FIRST FLOOR:

Landing

With inset ceiling spotlights and a loft access point.







Master Suite

Master Bedroom

16'10 x 15'7 max (5.13m x 4.75m max)

A generous sized master bedroom enjoying pleasant open views to the rear via large sliding patio doors which open to a Juliet balcony. Having inset ceiling spotlights and sliding doors which open to:

Dressing Room

11'3 x 9'7 (3.43m x 2.92m)

This spacious dressing room is fitted with a range furniture incorporating hanging space, shelving and storage racks with a built-in dressing table and mirror with inset ceiling spotlights.



Ensuite Shower Room

This luxury ensuite shower room has a combination of tiling and glass panelling to the walls with low flush wc, hand wash basin set to vanity and a large walk in shower enclosure with thermostatic rain style shower head to the ceiling. With PIR inset ceiling lights, extractor and contemporary towel radiator.

Bedroom 2

19'2 max x 13'6 max (5.84m max x 4.11m max)

A well proportioned double bedroom sitting at the rear of the property and having a uPVC window to the rear elevation with full height window to the side both enjoying views. Having a built in desk area and a range of fitted wardrobes with sliding doors and door leading to the adjoining ensuite.

Ensuite shower room

Being fully tiled to the walls and furnished in a modern three-piece white suite comprising a low flush wc, wall mounted wash hand set to vanity and shower enclosure with thermostatic shower. Having PIR ceiling spotlights, extractor, towel radiator and uPVC window to the side.



Bedroom 3

15'10 x 13'1 (4.83m x 3.99m)

A good sized double bedroom positioned to the front of the property and having a range of oak fitted wardrobes and inset ceiling spotlights.

Bedroom 4

11'10 x 9'3 (3.61m x 2.82m)

This room is currently used as a gym, but would make an ideal 4th double bedroom, having inset ceiling spotlights and a uPVC window to the front elevation.

Family Bathroom

An impressive a spacious bathroom having tiled floor, with feature tiled panel to the walls with glass wall panelling. Furnished with a twin bowl vanity with storage and waterfall mixer taps, low flush wc and freestanding double ended bath with floor standing tap and feature up-lights to the floor. Having inset ceiling spotlights, towel radiator and uPVC window.

OUTSIDE

Enclosed by electric gates to the front is a resin driveway leading to a detached double garage providing ample off road parking. The gardens extend to all sides of the property having a range of spacious paved seating areas and a large artificial lawn. To the side of the property sits a fantastic spacious decked terrace with firepit and outdoor kitchen incorporating granite working surfaces, built in barbeque and pizza oven.

Summer House

18'11 max x 11'7 max (5.77m max x 3.53m max)

A fantastic addition to the garden which offers a superb area for entertaining with bi-fold doors which open to the decked terrace. Fitted with sunken hot tub and bar fitted with a bespoke coloured glass bar with sink unit, Karndean flooring and inset ceiling spotlights. With adjoining sauna and separate shower room. The shower room has a low flush wc, hand wash basin and tiled shower enclosure with thermostatic shower and inset ceiling spotlights.



Double Garage

20'8 x 19'7 (6.30m x 5.97m)

With electric up and over door, side access door, alarm and external EV charging point.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A629 Ovenden Road and follow the road all the way to Ovenden. Just prior to the traffic lights in Ovenden take a right hand turning onto Shay Lane by the Ron Lee garage. Proceed all the way along Shay Lane to its conclusion. At the junction with Heathy Lane continue straight across into the continuation of Shay Lane following the road around as it becomes Holdsworth Road. Follow the road around where Riley Lane can be found as a turning on the right hand side. Continue along Riley Lane and the property clearly identified by the Bramleys For Sale board on the left hand side.



TENURE:

Freehold

COUNCIL TAX BAND:

Band F

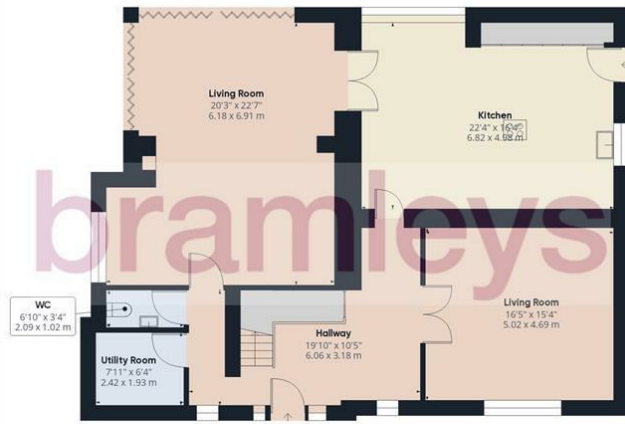
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

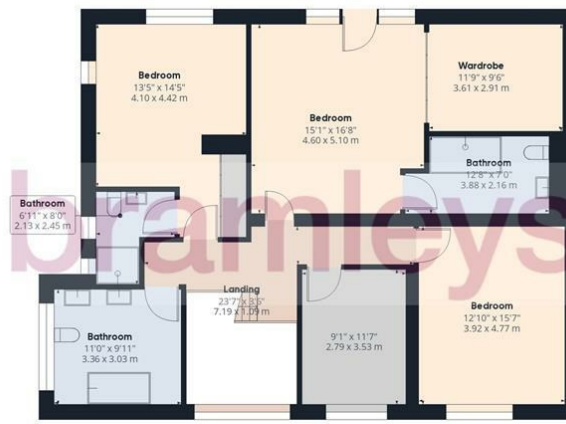
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

