



The Bramham Calder Mews, Rochdale Road, Greetland, Halifax, HX4 8HE

£345,000

bramleys



The Bramham is a uniquely designed three-four bedroom family home with an outstanding specification in Greetland, Halifax.

Entering on the upper ground floor, the Bramham's welcoming hallway leads to an integral garage with internal access, a guest WC and a fourth bedroom/designated spacious family room with a large window overlooking the rear garden.

Downstairs you'll find an exceptional open plan living and dining area perfect for socialising, featuring a stylish fitted Symphony kitchen with a breakfast bar and high-tech integrated appliances. Sleek French doors lead from the living area to the rear garden, and at the foot of the stairs leading to the upper ground floor you'll find a handy utility closet with fitted base units and plumbing.

The Bramham's top floor comprises three unique bedrooms perfect for a growing family; a generous single bedroom, a second double bedroom and an enviable master suite to the rear served by an en-suite bathroom. Along the hallway lies a spacious family bathroom with half-height tiling and an Ideal three-piece suite, and a handy linen closet neatly tucked away beside bedroom three.

The Bramham also features those little cherry-on-top touches that make all the difference, including high-tech energy-efficient appliances, soft-close cabinets, and a heavenly rain-head walk-in shower to the en-suite.

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THE BRAMHAM

Specification and layout:-

Entrance Hall

Cloakroom/WC

5'5" x 3'8" (1.65m x 1.12m)

Sophisticated Ideal two-piece suite
Stylish semi-pedestal basin
Polished chrome downlights

Family Room/Bedroom 4

15'9" x 8'11" (4.80m x 2.72m)

Garage

8'11" x 16'6" (2.72m x 5.03m)

LOWER GROUND FLOOR:

Inner Hallway

Utility

6'5" x 6'7" (1.96m x 2.01m)

Fitted base units
40mm worktop with upstand
Plumbing for washer/dryer

Open Plan Living/Dining/Kitchen

Kitchen

9'0" x 10'6" (2.74m x 3.20m)

Symphony kitchen with soft-close cabinets and drawers
Integrated oven, fridge freezer and dishwasher
40mm worktop with upstand
Stainless steel gas hob and cooker hood
Stainless steel 1.5 bowl sink with mixer tap
Contemporary under-cabinet downlights
USB socket

Dining

12'4" x 10'6" (3.76m x 3.20m)

Living

15'9" x 8'10" (4.80m x 2.69m)

FIRST FLOOR:

Landing

Bedroom 1

10'9" x 12'9" (3.28m x 3.89m)



En Suite

4'8" x 8'11" (1.42m x 2.72m)

Ideal three-piece bathroom suite
Polished chrome heated towel rail
VADO rain-head shower with low-profile shower tray
Vanity unit
Polished chrome downlights
Full-height wall tiling to shower area
Shaver/charger socket

Bedroom 2

7'9" x 10'10" (2.36m x 3.30m)

Bedroom 3

7'8" x 7'6" (2.34m x 2.29m)

Bathroom

8'11" x 5'7" (2.72m x 1.70m)

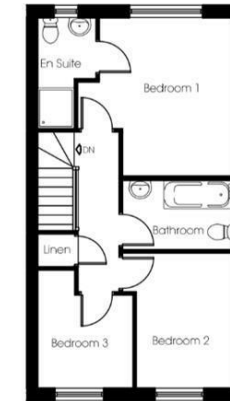
Ideal three-piece bathroom suite
Polished chrome heated towel rail
Vanity unit
Polished chrome downlights
Half-height wall tiling

INTERNAL FEATURES:

Stylish white panelled designer doors
White emulsion to walls and ceiling
Gloss to woodwork
Polished chrome sockets to hall, kitchen, and lounge
White sockets to remainder of home
High-efficiency combi boiler
Stelrad radiators with TRV controls
TV points and telecoms connections to three points
Cable in loft for potential aerial point
Wired smoke alarms with battery backup
Wired security alarm, PIR sensors to downstairs
USB socket to master bedroom

EXTERNAL FEATURES:

Intelligent and highly efficient double glazing
Anthracite colour window frames, white on inside
Black front door with chrome letterplate
French doors to rear
Low-maintenance soffits and fascias
Turf/soft landscaping to front garden
External light to porch and rear
Patio to rear
External tap to rear
External socket to rear
Integral garage with socket
Driveway



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

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