



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.*

*Enquire today.*

*Property to sell? No problem! Ask our friendly sales team for more information about our Smart Move and Part Exchange schemes!*



## 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

### 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

TBA

### MORTGAGES:

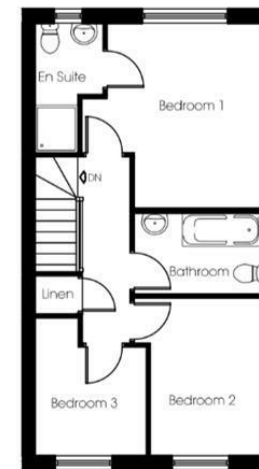
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



LOWER GROUND FLOOR      UPPER GROUND FLOOR



FIRST FLOOR

### 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 in situ 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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