

Peter David

Properties Ltd

Residential Sales and Lettings



4 Bramley Lane

Halifax, HX3 8NS

O.I.R.O £350,000



4 Bramley Lane

Hipperholme, Halifax, HX3 8NS

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Ideally located on a desirable and quiet Cul-De-Sac off Bramley Lane in Hipperholme, this spacious THREE BEDROOM BUNGALOW is offered to the market with no onward chain.

With gardens to the front and rear, a driveway and garage, there is plenty of space surrounding this detached property.

Internally the home has a spacious entrance hallway, three double bedrooms, a kitchen diner, living room, en-suite bathroom and an additional W/C

The home is in a lovely setting with mature gardens and needs to be seen to be fully appreciated.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Hallway

A spacious entrance hallway leading to all rooms with light green carpets. Space for furniture. A wall mounted radiator and access to a loft hatch.

Living Room

Continuing with light green carpets and neutral colour scheme. The living room overlooks the rear garden and patio area with large patio doors opening onto the garden. A feature gas fireplace with brick surround provides the focal point to the room and there is wall mounted lighting.

Kitchen Diner

A well sized kitchen with solid wooden cupboards, some of which include decorative glass display panels

for displaying fine ware. Green worktops provide ample workspace and storage space. A breakfast bar adds practicality. A stainless steel sink, oven and hob, washing machine and a new dishwasher which is built in.

Bedroom One

A well sized double bedroom with beige carpets overlooking the front garden. With large ceiling height fitted wardrobes and a wall mounted radiator.

En-Suite

An En-Suite with bath tub and over bath shower, sink and w/c. Fully tiled walls and green carpets.

Bedroom Two

Currently used as a dining room but with built in wardrobes, this double bedroom overlooks the rear of the property. The room is tastefully presented with wallpaper, decorative coving and beige carpets.

Bedroom Three

A third double bedroom to the side of the property with wallpaper and coving providing a homely space.

W/C

Part tiled with a sink and w/c.

Garage

With up and over door, power and light, this well sized garage is ideal for parking or storage. It houses the boiler which has been recently installed.

External

A lawn to the front of the property and a driveway to the side extending towards the garage. The rear garden has been landscaped with a patio area, border plants and lawns

Directions

For Satnav please use the postcode HX3 8NS

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



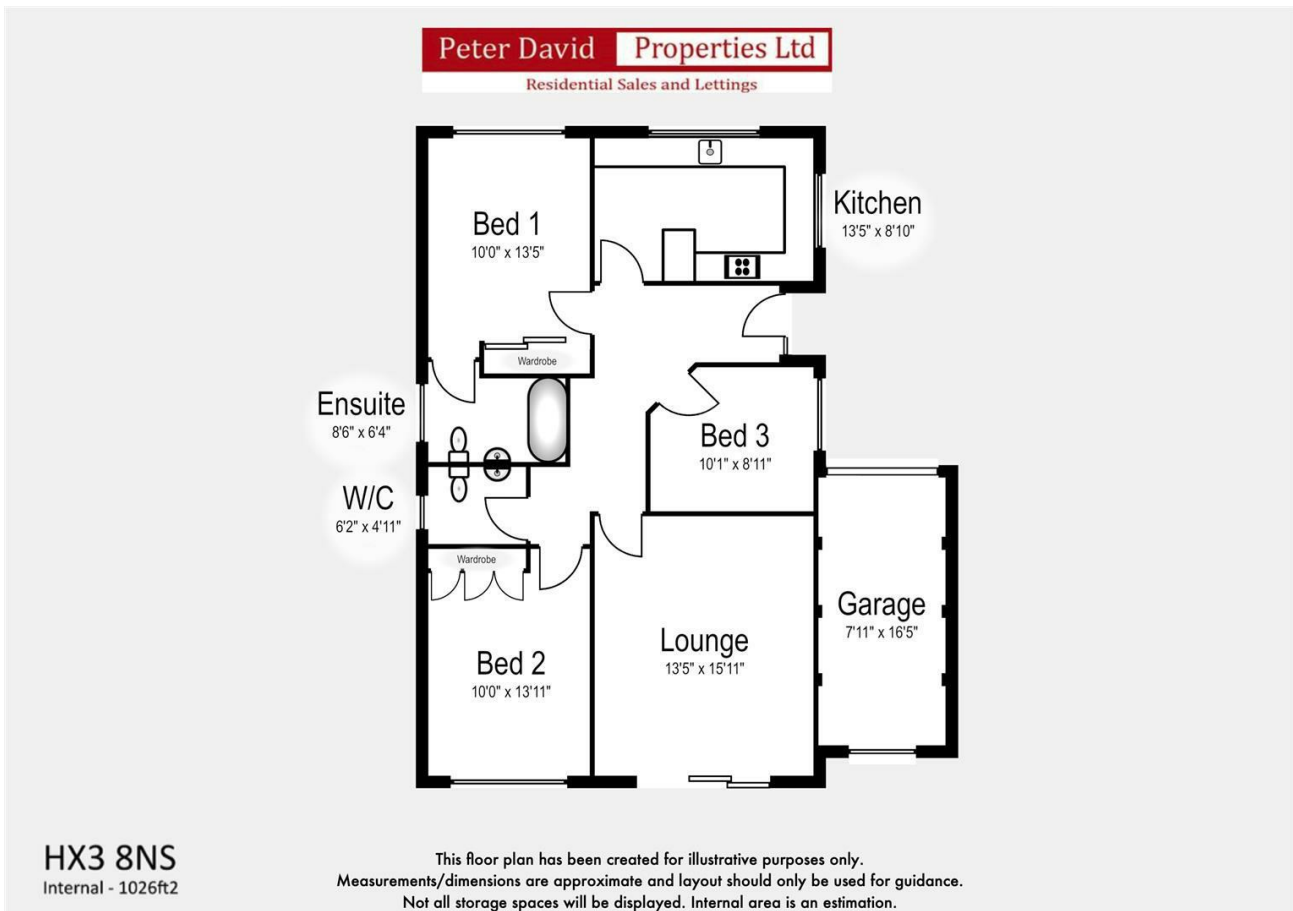
Hybrid Map



Terrain Map



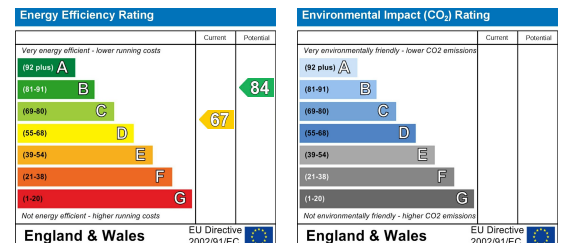
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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