

Peter David

Properties Ltd

Residential Sales and Lettings



## 32 Bramley Lane

Halifax, HX3 8SR

Offers Over £450,000



# 32 Bramley Lane

Lightcliffe, Halifax, HX3 8SR

**Offers Over £450,000**



Set within a generous plot with spacious front and rear gardens, this extended four bedroom semi-detached home is ideal for any growing family. Ideally located on the desirable Bramley Lane, the home has great views over the front and rear aspect and the fields beyond the rear garden are jointly owned by residents ensuring they will remain as fields to be enjoyed for years to come.

The home benefits from a large driveway and garage and has been extended to incorporate a downstairs bedroom and utility space. We would recommend a viewing to fully appreciate the home and gardens. The property comprises an entrance hallway, living room, dining room, kitchen, downstairs w/c, downstairs bedroom, utility room, three upstairs bedrooms, a bathroom and garage.

## Entrance Hallway

A spacious entrance hallway and porch area leading to the living room, kitchen and first floor stairway.

## Living Room

A well sized living room with a feature gas fireplace. A bay window overlooks the front of the property and sliding doors lead into the dining room

## Dining Room

Mirroring the living room with a feature gas fire, the dining room overlooks the rear of the property benefiting from views over the garden and fields beyond.

## Kitchen

Dark grey tiled flooring and splashbacks contrast with cream cupboards and wooden worktops. Built in appliances include oven and hob as well as a dishwasher and fridge freezer. The kitchen has plenty of worksurface and storage space overlooking the side of the property and leads into the utility room.

## Utility Room

The utility room provides access to the garage, downstairs w/c and bedroom four as well as leading externally. With a herringbone wooden floor, cream cupboards and wooden worktops this provides a useful and practical space.

## Bedroom Four

As part of the extension to the original property, bedroom four overlooks the rear garden with herringbone wooden flooring and patio doors to the garden.

## W/C

A downstairs W/C with a sink.

## Garage

A useful garage space ideal for parking and storage.

## Bedroom One

The master bedroom overlooks the front of the property with far reaching views over Hipperholme and the surrounding landscape.

## Bedroom Two

A second double bedroom overlooking the rear of the property with built in cupboard space.

## Bedroom Three

A well sized single bedroom to the front of the property which would be ideal as a child's bedroom or office space.

## Bathroom

A fully tiled bathroom suite with a white colour scheme. Bath tub and overhead shower, sink with storage and W/C.

## External

The home is set within a sizeable plot with large gardens to the front and rear. The front garden has a lawn and border plants and a driveway providing parking for multiple cars leading up to the house and garage. To the rear there is a

landscaped garden including a pond and mature trees. The field beyond is jointly owned by residents ensuring the protection of its usage remains.

### Directions

For Satnav please use the postcode HX3 8SR

### 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



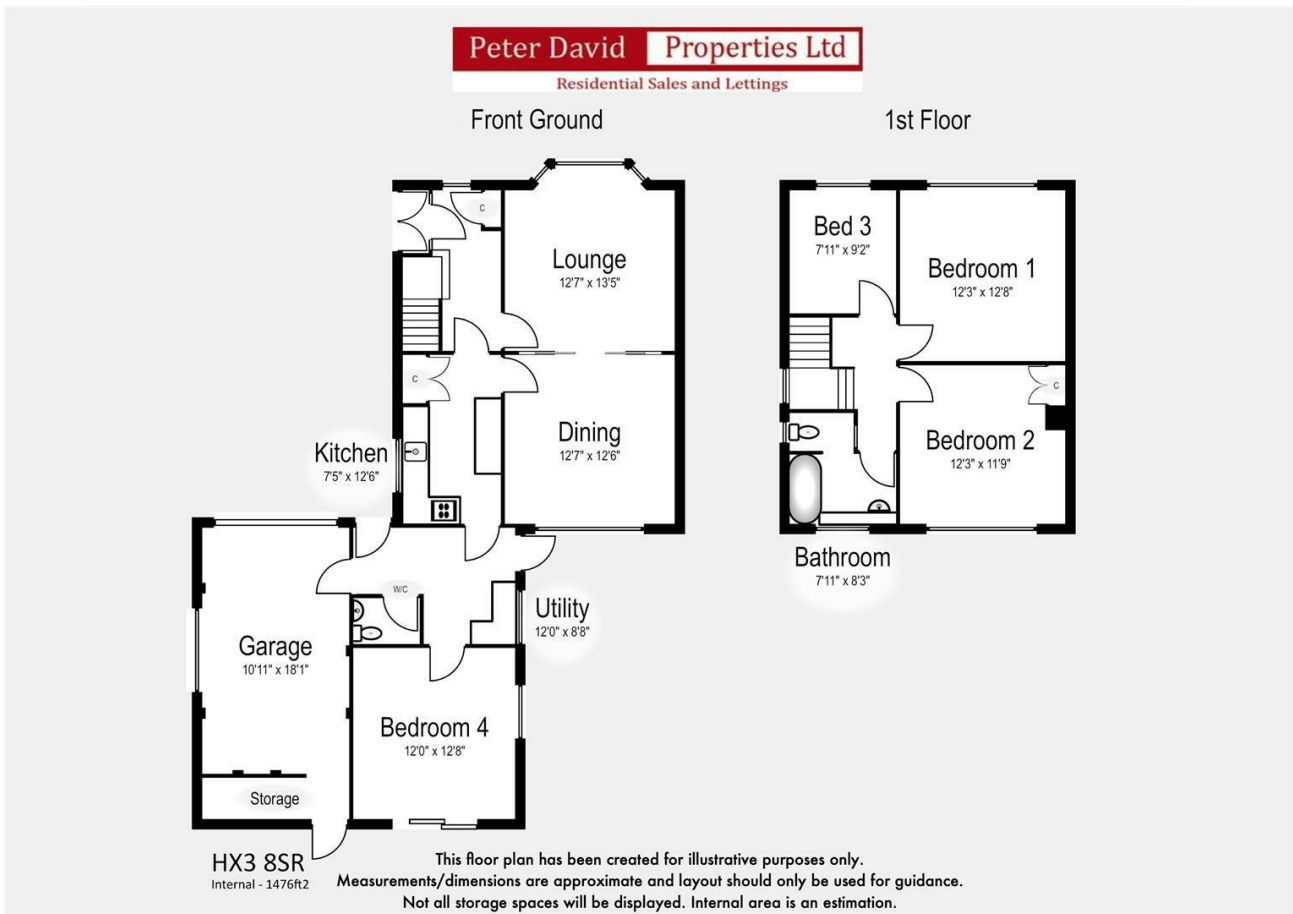
## Hybrid Map



## Terrain Map



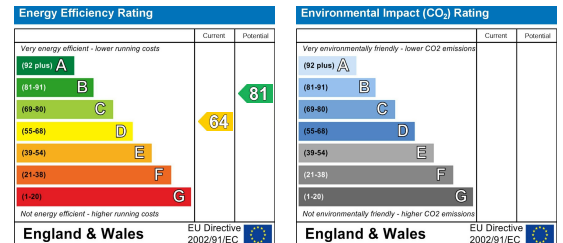
## Floor Plan



## 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



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