

Peter David

Properties Ltd

Residential Sales and Lettings

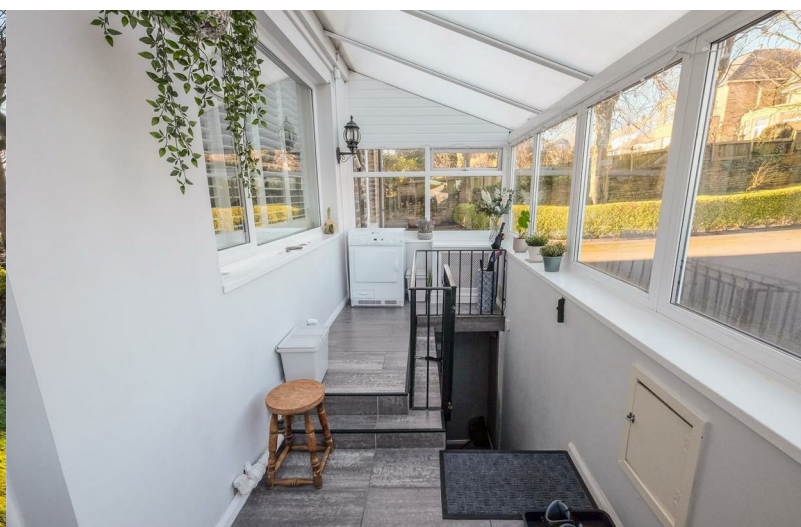


77 - Hollybank Bramley Lane

Halifax, HX3 8NS

£425,000

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Hipperholme, Halifax, HX3 8NS

£425,000



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

Nestled on Bramley Lane in the charming town of Hipperholme, Halifax, this exquisite two to three-bedroom apartment is a true gem. Set within the historic Hollybank, a former stately home, this property boasts a unique blend of character and modern living.

Upon entering, you will be greeted by spacious rooms that are well-presented and filled with natural light. The high-quality fixtures and fittings throughout the apartment enhance its appeal, making it a comfortable and stylish place to call home. The flexible layout allows for the possibility of a third bedroom, catering to various lifestyle needs.

In addition to the generous living space, this apartment offers the convenience of a double garage and cellar space, providing ample storage options. The sought-after location ensures that local amenities are just a stone's throw away, making daily life both easy and enjoyable.

Viewings are highly recommended to truly appreciate the space and charm this property has to offer. Whether you are looking for a new home or an investment opportunity, this apartment is sure to impress. Don't miss the chance to experience the elegance of Hollybank living.

The property is in a block of four with a share of freehold on a leasehold arrangement.

Front Entrance Porch

A spacious entrance porch which leads into the home from the driveway providing access into the kitchen and also down to the cellar. With grey tiled flooring and a light colour scheme.

Kitchen

A beautifully presented kitchen space featuring LVT flooring, quartz worktops, a double French ceramic sink with a Quooker hot tap. The kitchen has in-built appliances

including a dishwasher and an American fridge-freezer. There is light neutral colour scheme with shutters on the windows overlooking the front of the property. The kitchen is open plan to the dining room.

Dining Room

Open plan to the kitchen, the dining room has been opened up with LVT flooring continued throughout. A glass feature wall leading into the living room allows natural light into the space with a soft white and light grey colour scheme complimenting the period features.

Living Room

A spacious and well proportioned living room which benefits from a south facing aspect overlooking the garden. With a feature fireplace with open fire, a bay window with shutters and decorative coving, as well as the feature wall with glass brickwork, this room offers a stunning living space.

Bedroom One

A spacious double bedroom with a south facing aspect overlooking the garden with double windows. A walk in wardrobe adds practical storage solutions, and the light and neutral décor is continued from the rest of the home providing a tranquil environment. The room benefits from shutters to the windows.

Bedroom Two

A dual aspect double bedroom overlooking the front and side of the home with shutters to the windows and built in wardrobes.

Study / Occasional Bedroom

Formerly an inner entrance hallway, this grand space has glass brickwork and provides a flexible space which could be a study or even an occasional bedroom. The LVT flooring from the dining room continues and the room benefits from direct access to the W/C

Side Entrance Porch / Conservatory

Providing external access to the side of the property and leading into the study, the porch overlooks the grounds of the property and provides an ideal seating area.

Bathroom

A four-piece bathroom suite with an oversized walk-in rainfall shower, a bath tub, sink and w/c.

W/C

With a rectangular feature sink, w/c and bidet, the room is beautifully tiled and presented in keeping with the property.

Cellars

There are two cellar spaces under the property, ideal for storage space but also with the potential for further development should you wish.

Double Garage

Within the grounds of the property is a double garage with electric sliding garage doors as well as an electric supply internally. The space is ideal for parking and storage space.

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



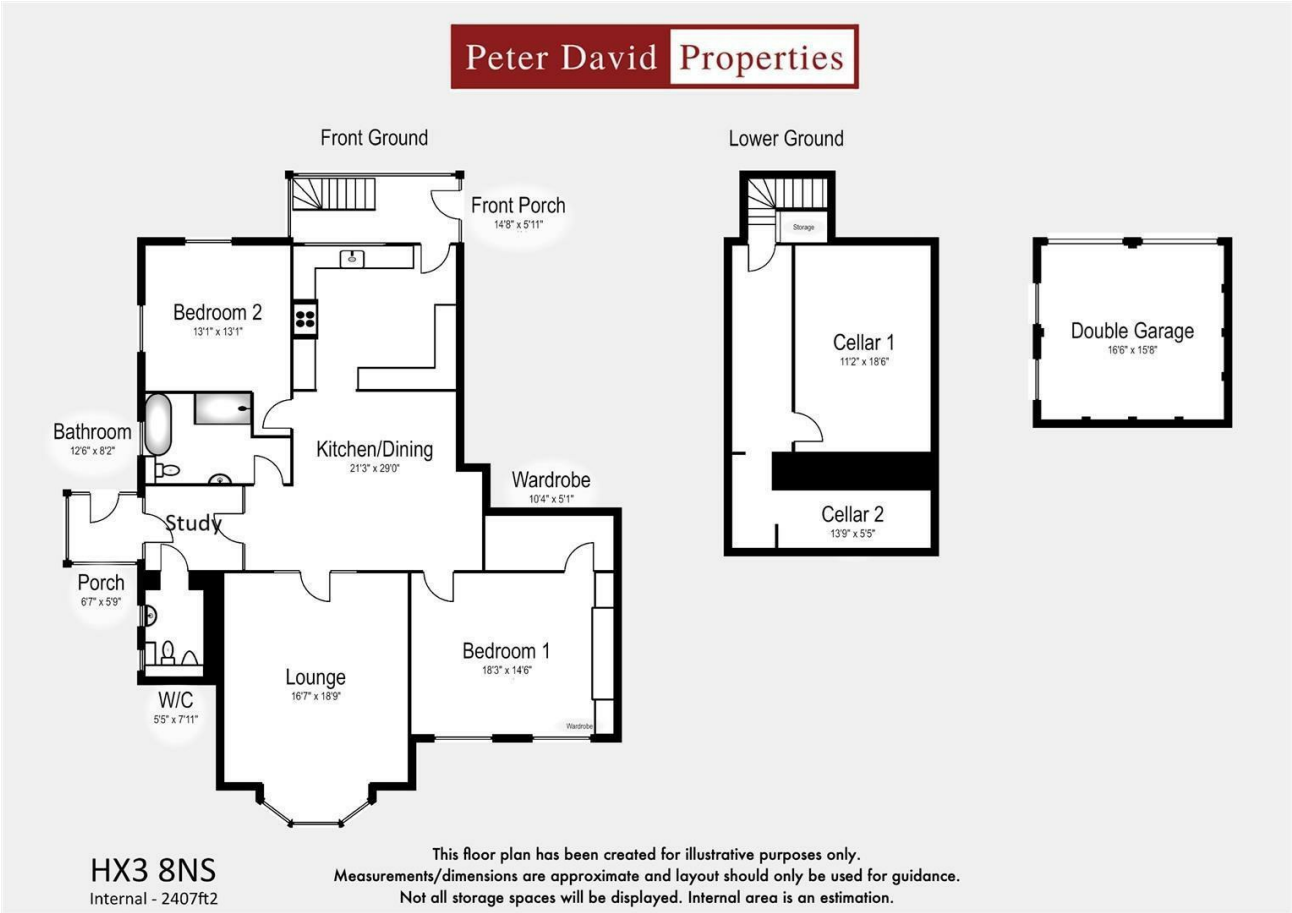
Hybrid Map



Terrain Map



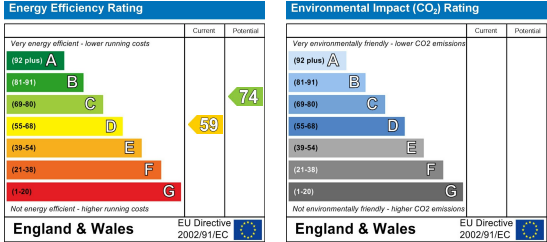
Floor Plan



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



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