

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Holly Bank Court

Hipperholme, HX3 8PE

**Offers Over £600,000**



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Off Bramley Fold, Hipperholme, HX3 8PE

**Offers Over £600,000**



A perfect opportunity to purchase this FIVE BEDROOM DETACHED PROPERTY which has been subject to a full renovation including new integrated kitchen and bathrooms, Hive heating system and new radiators and is situated on a PRIVATE ROAD, with a DOUBLE GARAGE and ENCLOSED GARDENS.

The property is in the most SOUGHT AFTER LOCATION of Hipperholme, close to local schools, and is within walking distance of the local amenities of Hipperholme and Lightcliffe, and also convenient for Brighouse and Halifax town centres.

Occupying a large plot, the property briefly comprises: an entrance hall, dining room, snug, living room, kitchen diner, and a large utility room. To the first floor there are five bedrooms, including two with en-suite bathrooms, and a house bathroom. Externally there is a private driveway, allowing off road parking for multiple cars, a double garage, an enclosed rear courtyard garden, a lawn and patio to the front and a small extended garden. This family home has been fully renovated with a new alarm system installed, is presented to the highest standard and offers spacious accommodation, contact Peter David Properties to arrange a viewing today.

## Entrance Hallway

With laminate flooring, ceiling spotlights and a feature central staircase, the entrance hall provides access to the ground floor accommodation with a window and door to the front aspect.

## Dining Hall

A large dining space with a window to the front aspect. Laminate flooring extends from the hallway into this lovely open space.

## W/C

A W/C on the ground floor with a hand basin and a window to the side aspect.

## Snug

A snug room overlooking the front of the property with a feature brick fireplace as the focal point.

## Living Room

A spacious living room with patio doors into the rear garden. Two wall mounted radiators and shelving to the alcoves.

## Dining Kitchen

The new kitchen features a Neff double oven, Smeg dishwasher, fridge freezer and integrated Wine cooler. Grey cupboards contrast well with the white colour scheme, there is a breakfast bar and ample worksurface and storage space.

## Utility

A spacious utility room provides room for a washer and drier as well as additional storage with white cupboards and further worksurface space. There is also room to hang coats and access outside.

## Master Bedroom

A large double bedroom. With access to the en-suite and a window to the front elevation and fitted wardrobes.

## En-Suite Bathroom

From the master bedroom with a hand basin, WC, walk in shower and a window to the side elevation.

## Bedroom Two

A second double bedroom to the front of the property with built in wardrobes and access to an en-suite bathroom.

## En-Suite Bathroom

An en-suite from bedroom two with part tiled walls, a walk in shower, WC and a hand basin.

## Bedroom Three

A double bedroom overlooking the rear of the property with built in wardrobes.

## Bedroom Four

A smaller double bedroom with a window to the front elevation.

## Bedroom Five

A single bedroom rear elevation.

## House Bathroom

A stunning family bathroom suite with a feature bath, elegant hand basin and WC. With a window to the rear elevation.

## External

Externally the property is situated on a private road, with a large drive providing off road parking for multiple cars and access to a double garage which has power, light and storage shelves. To the front there is a lawn and patio with pleasant shrubbery and trees. It further benefits from an enclosed rear courtyard garden which is flagged with concrete and stone and has a variety of flowers and trees. To the front of the property there is also a small extended garden situated below the driveway.

## Directions

The property is located off Bramley Fold. Follow SatNav directions for Bramley Fold HX3 8NS and you will see the entrance to Holly Bank Court at the end of the Cul-De-Sac.

## 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



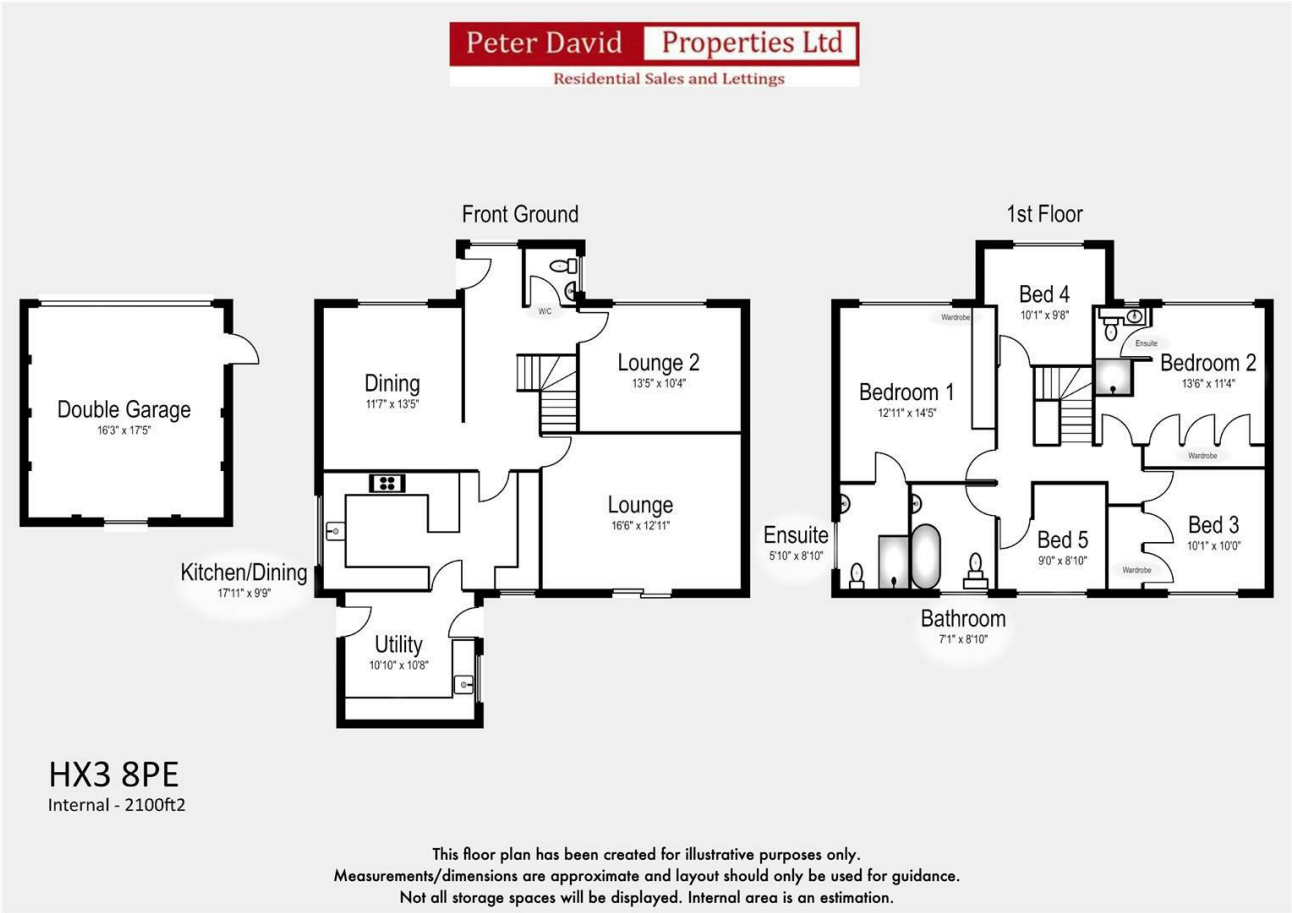
Hybrid Map



Terrain Map



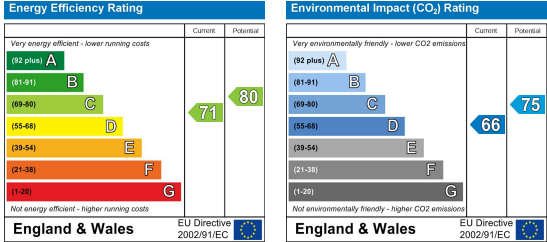
Floor Plan



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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