

Peter David

Properties Ltd

Residential Sales and Lettings



37 Bramley Lane

Halifax, HX3 8SR

£345,000



37 Bramley Lane

Hipperholme, Halifax, HX3 8SR

£345,000



Nestled on Bramley Lane in Halifax, this charming cottage presents a rare opportunity for discerning buyers seeking a beautifully renovated home. With three spacious double bedrooms, this property offers ample living space, perfect for families or those who enjoy entertaining. The interior has been meticulously updated to the highest standard, showcasing delightful character features that add warmth and charm.

The ground floor boasts two inviting reception rooms as well as a kitchen, providing a perfect setting for relaxation or social gatherings. A convenient downstairs w/c and a utility space enhance the practicality of the home, while a cellar offers additional storage options. The heart of the home is undoubtedly the extended living area, which seamlessly connects to a stunning landscaped garden through elegant bifolding doors. This outdoor space is not only picturesque but also ideal for entertaining guests or enjoying peaceful moments in nature.

Situated in a sought-after location, this cottage is conveniently close to local schools, transport links, and various amenities, ensuring that daily life is both easy and enjoyable. Moreover, the property is just a stone's throw away from some of the most breathtaking countryside walks, making it a perfect retreat for nature lovers.

In summary, this exceptional cottage on Bramley Lane combines modern living with traditional charm, making it a must-see for anyone looking to settle in a vibrant community while enjoying the tranquillity of the surrounding countryside.

Living Room

An extended living room to the rear of the home with views overlooking the rear garden. The south facing aspect allows plenty of natural light and solid wooden parquet flooring shows the level of detail that has been put into the home. Bifolding doors open up to give an easy route out onto the garden and lets the outside flow seamlessly indoors.

Dining Room

A stunning dining room with restored original stone flooring

adding character along side exposed wooden beams in the ceiling. A wood burner provides the focal point and adds further practicality to the home along with a large storage unit tastefully built into the alcove. A white colour scheme adds timeless elegance and ceiling mounted pendant lighting illuminates the space perfectly.

Kitchen

Overlooking the front of the home with white base and wall units and wooden worktops. A SMEG oven and hob, Belfast style sink and a breakfast island with built in storage space. There is space for a fridge freezer. Laminate flooring and a white colour scheme to the walls brighten the space and double doors lead into the dining room.

Utility Room

Accessed from the kitchen, currently home to a washing machine and a tumble dryer.

W/C

A handy downstairs w/c accessed from the dining room with a hand basin.

Cellar

Ideal for additional storage space with carpeted stairs leading down to the room.

Bedroom One

A well sized double bedroom overlooking the front of the home with high ceilings and wooden beams. Insulated sound deadening glazing ensures a restful nights sleep.

Bedroom Two

A double bedroom to the rear aspect with intricate wooden beam detailing and a feature focal fireplace adding further points of interest.

Bedroom Three

A double bedroom to the rear of the home with velux windows and stunning views over the garden and surrounding landscape.

Bathroom

Fully tiled with underfloor heating, the bathroom has a bath tub, separate shower, hand basin and w/c.

External

With landscaped gardens to the rear incorporating a raised patio, the views overlooking local landmarks with a Church spire and mature trees adding to the tranquil surroundings. With electrical and water supplies available, this is a perfect spot to host on summer days, with a south facing aspect creating a perfect setting.

Viewings

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

Directions

For Satnav please use the postcode HX3 8SR

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

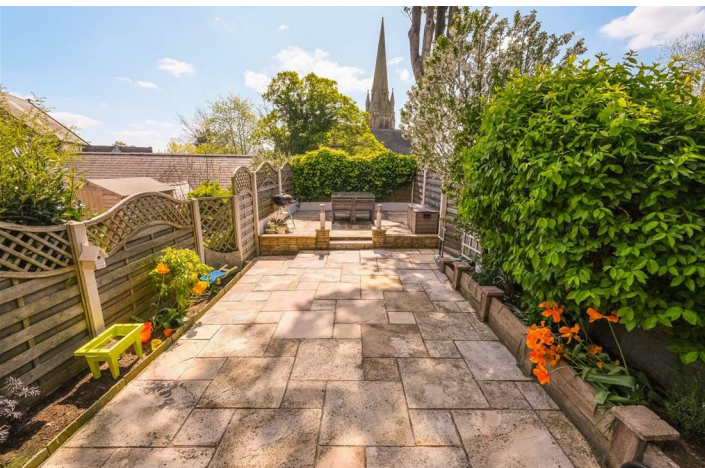
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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



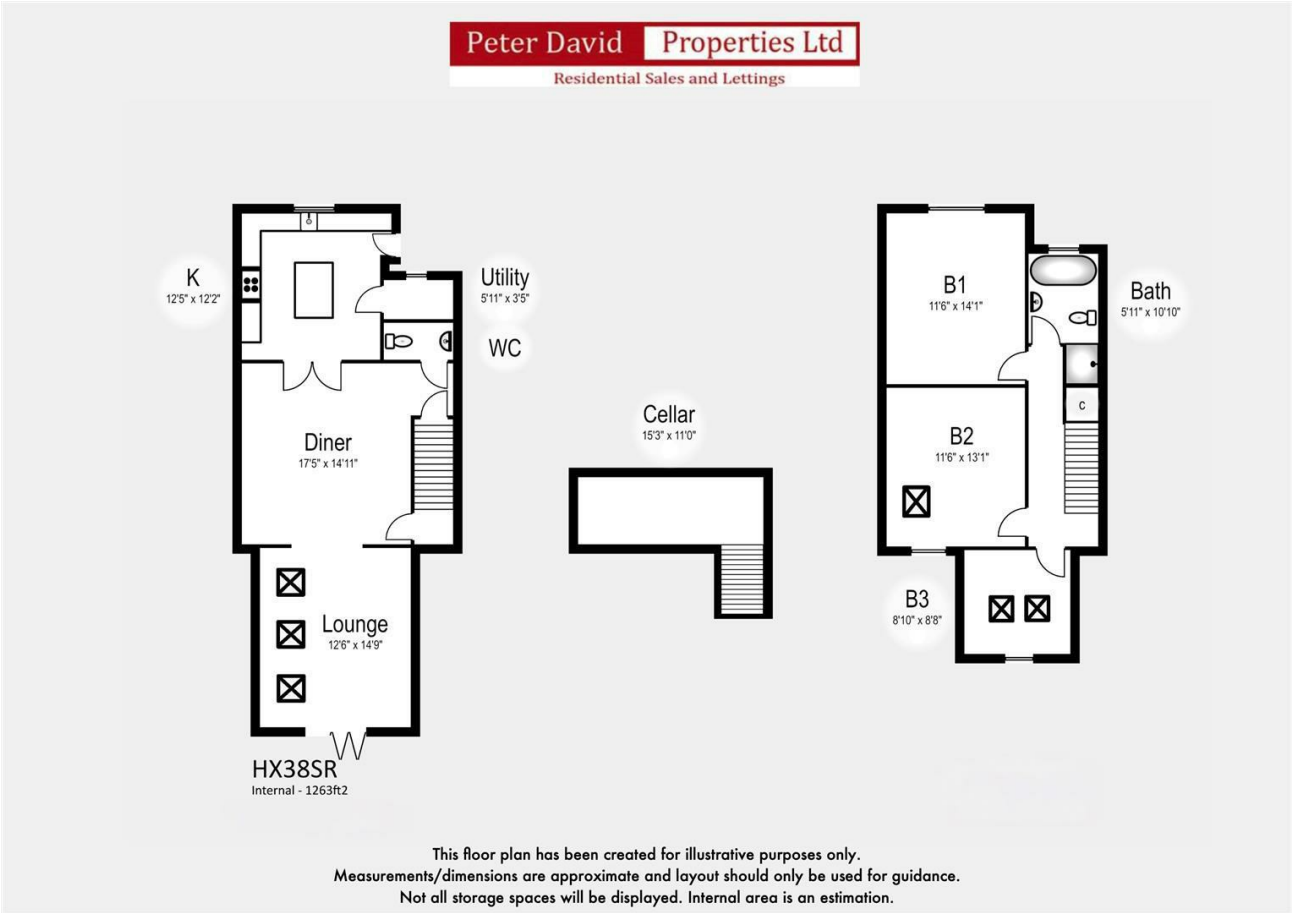
Hybrid Map



Terrain Map



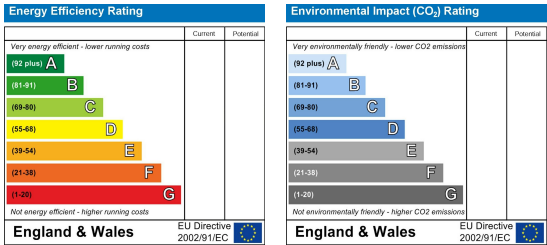
Floor Plan



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.