



Bramley Lane, Halifax, HX3 8NW
£235,000

E&H Holmes
ESTATE AGENTS

Situated in a popular residential area, this well-presented and deceptively spacious home offers flexible accommodation arranged over three floors.

The ground floor comprises a welcoming lounge along with a generous dining kitchen, providing an ideal space for both everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms served by a modern house shower room.

The lower ground floor adds further practicality, housing a useful utility area and integral garage, offering excellent storage and convenience.

Externally, the property benefits from a lawned garden to the front, alongside a low-maintenance side garden—perfect for those seeking easy upkeep. A driveway to the side provides off-road parking.

Ideally located within a sought-after area, the property is well placed for access to local amenities, schools, and transport links.

Early viewing is highly recommended to appreciate the space and versatility this home has to offer.



Ground Floor:

Entrance Hall

Radiator. UPVC Door to front elevation.

Lounge 14'11" x 12'1" (4.553 x 3.687)

Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 9'4" x 15'2" (2.867 x 4.629)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Two UPVC double glazed windows to rear elevation.

Lower Ground Floor:

Utility Room 9'1" x 6'10" (2.776 x 2.104)

Wall and base units. Stainless steel sink. Plumbing for washing machine. Door to rear elevation.

Landing

Stairs from Entrance Hall. Cupboard.

Bedroom One 12'11" x 8'11" (3.946 x 2.736)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'11" x 9'2" (3.340 x 2.799)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'11" x 5'11" (2.113 x 1.812)

Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. UPVC double glazed window to rear elevation.

Integral Garage

Power and light.

Garden

There is a lawn garden to the front and low maintenance hardstanding garden to the side.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
joke.chase.call

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







