Peter David Properties Ltd

Residential Sales and Lettings



38A Bramley Lane

Halifax, HX3 8NS

Offers In The Region Of £925,000

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Hipperholme, Halifax, HX3 8NS

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Nestled in the desirable area of Bramley Lane, Hipperholme, this exquisite five-bedroom detached home is a true gem, presented to the highest standard throughout. The property boasts a spacious and flexible layout, providing ample space for both relaxation and entertaining. With an interconnected living room, and kitchen diner and bi-folding doors opening onto the patio, the home lends itself perfectly to entertaining guests, while three well-appointed bathrooms, including a convenient ground floor bedroom with an en-suite, this home offers practicality and flexibility for families of all sizes.

One of the standout features of this residence is the stunning master bedroom suite, complete with a walk-in dressing room, ensuring a luxurious retreat at the end of the day. The property is further enhanced by a detached garage and a private driveway, providing ample secure parking.

The gardens to the rear of the home are beautifully maintained, offering a tranquil outdoor space to enjoy the picturesque countryside views. These views overlook protected fields, ensuring that the natural beauty of the area remains unspoiled.

This remarkable home is available with no onward chain, making it an ideal choice for those looking to move swiftly into their new abode. With its combination of space, style, and stunning surroundings, this property is not to be missed.

Entrance Hall
Leading in from the front of the home through the solid oak porch, the entrance hallway provides a welcoming reception space on arrival with an oak staircase leading upstairs and twin glazed doors leading through into the living room with the views over the fields visible beyond. This light and airy space is aided with ceiling spotlights and an engineered wooden floor which extends into the living room.

Living Room
A spacious living room which is well connected as an entertaining space with double doors from the entrance hall, double doors into the kitchen diner and bi-folding doors opening out onto the patio. A feature gas fire provides the focal point and ceiling spotlights create a lovely ambient light. The wooden floor runs throughout and a light and neutral colour scheme perfectly compliments the space which has stunning views over the surrounding landscape.

Kitchen Diner
An open kitchen diner with fitted country farmhouse style cabinetry with cream base and wall units and contrasting dark quartz worktops. The kitchen features Bosch double ovens, a five ring gas hob and extractor, Bosch dishwasher and ample storage space as well as a Bosh fridge freezer. The dining area has a window to the side aspect as well as bi-folding patio doors opening out onto the patio.

Boot Room
Providing a second entrance space to the side of the home and leading into the kitchen providing plenty of space for coats and shoes with cabinetry matching the kitchen.

Ground Floor Bedroom Five
A ground floor double bedroom overlooking the front aspect tucked away from the entrance hall with ceiling spotlights, built in wardrobes and a light and neutral colour scheme.

En-Suite
With a corner shower, hand basin, w/c and integrated storage as well as a heated towel rail.

W/C
Accessed from the entrance hall with a w/c, hand basin and heated towel rail as well as built in storage.

Landing
A spacious landing adding to the grandeur of the home with velux windows adding natural light and room for a desk or storage space.

Master Bedroom Suite
A spacious master bedroom which is currently set up as a second upstairs living room, with velux windows to either side and ceiling spotlights. Decorated in keeping with the rest of the home, this flexible space offers options to use as a bedroom being connected to the en-suite and dressing room, or to be used as an additional reception room as pictured.

En-Suite
With a hand basin and built in storage, w/c and corner shower.

Dressing Room
A walk in wardrobe with a velux window and built in hanging space to either side.

Bedroom Two
A double bedroom overlooking the rear of the home with elevated views over the fields and surrounding landscape and access to the dressing room and en-suite.

Bedroom Three
A double bedroom overlooking the rear elevation with built in wardrobes, desk and drawers.

Bedroom Four
A double bedroom to the front aspect with a velux window, built in wardrobes, desk and drawers.

Bathroom
With an oversized built in bath tub, hand basin and w/c, the part tiled bathroom also has a heated towel rail.

Utility Room
Attached to the garage providing space for a washer and drier with built in storage space.

Garage
A detached double garage accessed from the driveway with an electric up and over door. and from the side through the utility room.

External
Set back from Bramley Lane with a private driveway to the front providing ample parking space, the rear garden has mature lawns and a patio area and overlooks fields which are owned by a group of local residents including the vendor in order to prevent any future building or development on the land.

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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.
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Road Map



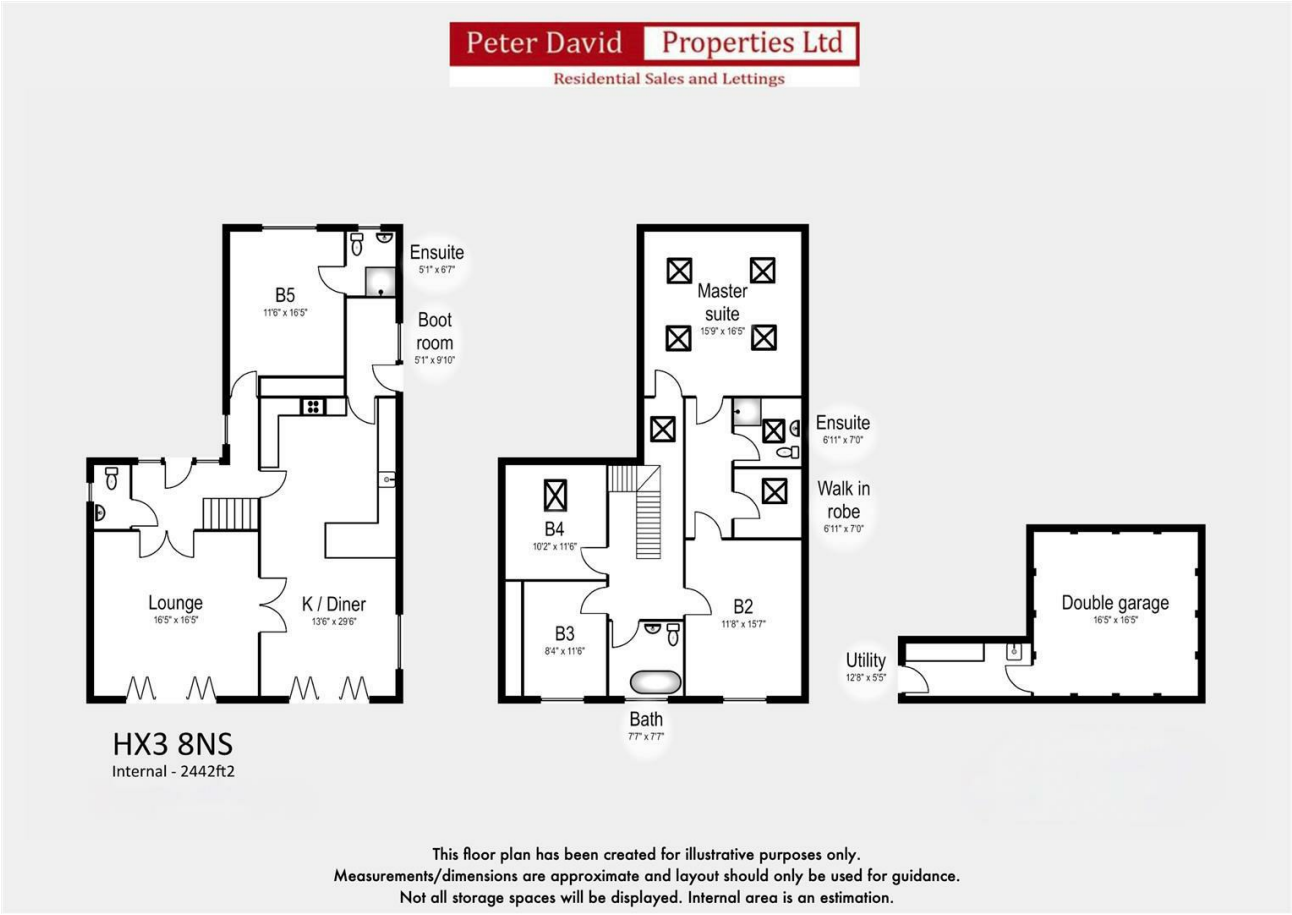
Hybrid Map



Terrain Map



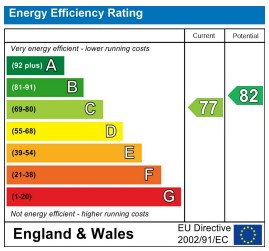
Floor Plan

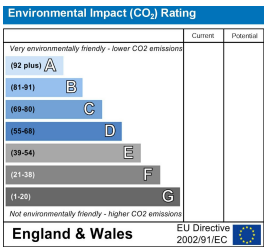


Viewing

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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