

Charnock Bates 



# • 169 • Bramley Lane

## Halifax

A BEAUTIFULLY PRESENTED 3 BED DETACHED HOME OFFERING THE EASE OF BUNGALOW LIVING WITH FLEXIBLE FAMILY SPACE ABOVE LOW MAINTAINANCE GARDEN AND 4 PARKING SPACES AND SINGLE GARAGE.

Tucked away in a peaceful yet highly convenient location, 169 Bramley Lane is an immaculately presented detached home offering the best of both worlds: the practicality of bungalow living with two generous additional bedrooms on the first floor. Spacious, light-filled interiors, high ceilings throughout, and a thoughtful layout create a home that feels both welcoming and versatile.

The property is perfectly suited to buyers seeking ground-floor living – whether for accessibility or ease – while the two substantial upstairs bedrooms and bathroom provide ideal accommodation for children, visiting family, or hobbies and workspace.

Beautifully maintained and ready to move straight into, the home requires no work whatsoever. The property can also be purchased fully furnished if desired, offering an effortless transition for buyers looking to settle in immediately.

Set within a quiet position yet just minutes from the M62 and Halifax town centre, the property enjoys excellent connectivity while retaining a sense of calm and privacy.

### GROUND FLOOR

#### ENTRANCE

A welcoming entrance hall sets the tone for the home, offering a sense of space from the moment you arrive. Stairs rise to the first floor while the layout flows naturally into the principal living areas.

#### KITCHEN DINER

The kitchen diner is both practical and inviting, designed as a sociable

heart of the home. A large bay window and additional window create a bright dual-aspect outlook, while a door leads directly to the south-facing front garden.

The kitchen offers extensive cupboard space alongside integrated appliances including a NEFF combi oven, NEFF microwave, NEFF induction hob, fridge freezer, washing machine and tumble dryer, complemented by a BLANCO sink and drainer. The room provides ample space for dining and everyday family life.

#### OFFICE / OCCASIONAL BEDROOM

A flexible room currently used as a home office but comfortably large enough to accommodate a single bed, making it ideal as a guest bedroom or hobby room.

#### WC

Conveniently located cloakroom featuring a WC and wash basin.

#### PRINCIPAL BEDROOM SUITE

A spacious and peaceful double bedroom overlooking the rear garden, complete with fitted wardrobes and drawers offering excellent storage.

The ensuite shower room includes a shower enclosure, WC, wash basin set on a fitted cupboard unit, and a heated towel rail.

#### LOUNGE

The lounge is a warm and comfortable space centred around a gas fire set within an attractive surround. Glazed doors open through to the conservatory, allowing the rooms to be enjoyed together when entertaining.

#### CONSERVATORY

Designed as a true extension of the living space, the conservatory features a solid roof with two skylights, creating a bright yet comfortable environment all year round. French doors open directly onto the rear



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