



6 Bramley View, Lightcliffe, Halifax, West Yorkshire, HX3 8ST Asking Price £425,000

Offered to the market is this spacious FOUR DOUBLE BEDROOM EXTENDED SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in Lightcliffe - HX3 with local amenities and schools nearby. Set over three floors with four double bedrooms, an extended dining kitchen, and a well-presented garden to the rear, we expect this property to be popular with family buyers seeking a home for the long-term.

Internally comprising; entrance hallway, dining kitchen, lounge, utility room, ground floor WC, internal garage access, three first floor double bedrooms including one with a roof terrace, house bathroom, second floor double bedroom and eaves storage.

Externally the property has a resin driveway with garage and garden to the front, and a well-presented garden to the rear complete with central lawn and patio - access from the dining kitchen with french doors.

The property is maintained to a good standard by the current owners, offers versatile living space and a quiet situation in the village. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



The hub of this family home, open-plan dining kitchen with accompanying utility room and french door access to the patio. The kitchen is fitted with a wide range of shaker style units with complementary worktops and tiled splashbacks. Appliances - fridge/freezer, induction hob with extractor, tower-unit oven & grill, dishwasher, sink with drainer. The room has LVT flooring throughout, spotlights, and offers space for a family dining table as seen.

Living Room



Spacious living room to the front of the property with central wood-burning stove and space for a three-piece suite.

Utility Room



Utility room leading off the dining kitchen with external access point and access to the garage & wc. With tiled flooring, fitted wall and base unit, and power/plumbing for a washing machine and dryer.

WC



Ground floor WC with tiled flooring and wash basin.

FIRST FLOOR

Bedroom



Generous primary bedroom to the front of the first floor with a great view and an abundance of natural light. Offering space for a large bed with side tables, full-length wardrobes and dressing furniture.

Bedroom



Second bedroom, a good-sized double with a view to the garden. Offering space for a large bed with side tables, full-length wardrobes and dressing furniture.

Bedroom



Third bedroom, a further double bedroom with dual-aspect view and access to the rear roof-terrace. Offering space for a double bed with side table, full-length wardrobes and dressing furniture.

Bathroom



Well-presented house bathroom to the rear of the first floor with dual-aspect frosted windows. With laminate flooring, wall tiling and matching four-piece suite - corner shower, bath, wc, wash basin and towel rail.

SECOND FLOOR

Bedroom



Second floor double bedroom with eaves storage and a velux window to the front offering an ideal view. Offering space for a large bed with side tables, wardrobes and dressing furniture.

EXTERNAL

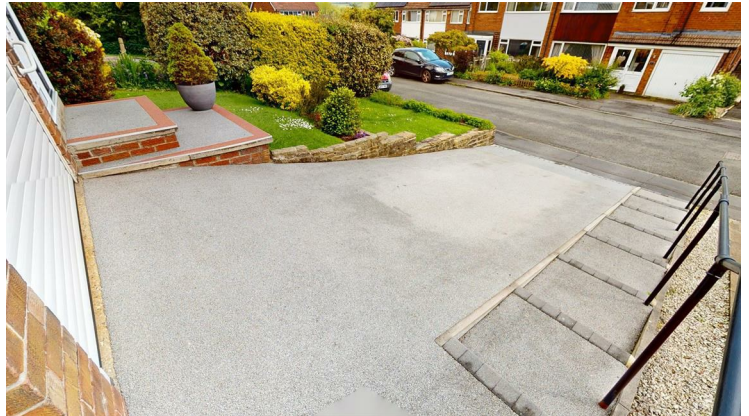


Garden



Well-presented garden to the rear of the property offering an ideal sun-trap for this family home, with access from the dining kitchen, utility room or via the side of the property. With flagged patio areas leading from the property and to the top tier of the garden, offering ideal spaces for outdoor seating and a garden shed as seen. The garden has a central lawn with pebbled path and surrounding shrubs and mature trees.

Front



Resin driveway to the front of the property offering off-street parking leading to the single garage. The driveway has steps with a handrail leading to the property, and a tiered lawned garden with hedging and shrubs.

Garage

Single garage to the front of the property with internal access point from the utility room. The garage has an electric roller door, a power supply with lighting, and offers ideal storage space for the family home.

