

Charnock Bates

The Country, Period and Fine Home Specialist



Brandy Hall

Bradshaw, Halifax, HX2 9XE





Brandy  
Hall





# Brandy Hall

Bradshaw  
Halifax  
HX2 9XE

Guide price: £495,000



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## Summary Description

Set within this picturesque semi-rural location, Brandy Hall is a spacious five-bedroom bungalow which retains a wealth of original features. Having undergone recent refurbishment and an extension to the side elevation which creates an additional reception room, this family home requires an early inspection to be fully appreciated.

Internally the property briefly comprises; entrance hall, dining hall, living kitchen, lounge, shower room, boiler cupboard with additional cupboard which houses the washing machine and dryer, house bathroom and five bedrooms.

## Location

Located on the outskirts of the popular village of Bradshaw, set within semi-rural surroundings yet convenient for a wide range of local amenities including both junior and infants schools including Bradshaw Primary School located a short distance from the property and secondary schools including North Halifax Grammar School and Trinity Academy. The area boasts excellent commuter links to both Halifax and Bradford, along with access to the M62 motorway network and rail network with regular services running from the main Halifax station. Additional local amenities include a range of independent retailers and public houses along with nearby Morrison's supermarket.

## General Information

A timber panelled door leads through to the entrance hall which is utilised by the current owners as a study area with bespoke fitted storage cupboards. Leading through to the dining hall with solid oak flooring, exposed beams, two windows to the front elevation, inset ceiling spotlights and multi fuel stove set within a stone hearth.



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Oak double doors lead through to the spacious living kitchen boasting an extensive range of bespoke hand made solid wood fitted base, drawer and eye level units with contrasting solid oak worksurfaces, with a freestanding multifuel rangemaster with five ring gas hob and hot plate, central island with undercounter stainless steel sink with central mixer tap, plumbing for a dishwasher and space for a free-standing fridge/freezer, exposed beams, slate tile flooring and stone mullion windows to the front elevation.

The heart of this home is the generous lounge with solid oak flooring, feature exposed brick wall, multifuel stove set within a stone hearth and bifold doors to the side elevation leading out onto the garden enjoying far reaching picturesque views.



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Positioned off the living kitchen is an inner hallway providing access to the shower room, bedroom four which benefits from fitted wardrobe space, two cupboards, one housing the boiler and the other having plumbing for a washing machine and space for a dryer. The shower room benefits from a three piece suite comprising; walk in shower with glass door, wash hand basin with mixer tap and underneath storage, low flush WC, pine flooring, tile splashbacks, exposed beams and window to the rear elevation.

Moving through the dining hall to a second inner hallway provides access to four further bedrooms and the house bathroom. The impressive principal bedroom benefits from pine flooring, stone mullion windows to the front elevation and exposed beams.

Completing the accommodation is the house bathroom being finished to a high standard comprising; free standing oval bath, walk in shower with glass screen, low flush WC, wash hand basin with mixer tap, solid oak flooring, exposed beams, tile splashbacks and two windows to the rear elevation.











## Externals

A cobbled and flagged private gated driveway leads to the front of the property with a detached garage with double timber doors and two further outbuildings to the rear providing ample storage. Leading to the main garden area with a generous manicured lawn area bordered by flower beds and dry-stone wall. Also incorporating an impressive decking area with further well-stocked flowerbeds ideal for entertaining, barbequing and al-fresco dining whilst enjoying far reaching panoramic views.

## Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## Local Authority

Calderdale MBC





## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

## Tenure

Freehold

## Directions

From Halifax Town centre proceed along the A629 Ovenden Road, passing through the traffic lights at the junction Ovenden Way continue along the A629 which then becomes Keighley Road. Proceed along Keighley Road passing the Morrisons supermarket on the left continue up the hill and proceed for approximately half a mile turning right onto Pavement Lane. Proceed along Pavement Lane continuing forward onto Bradshaw Lane. Continue forward then take the third left after the Golden Fleece pub and Brandy Hall can be found on your left-hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX2 9XE**

## EPC Rating

EER: Current 57 – Potential 93

## Local Information

### Nearest Stations

Halifax	4.1 miles
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### Nearest Schools

Bradshaw Junior School	0.6 miles
North Halifax Grammar School	1.4 miles
Trinity Academy	1.7 miles

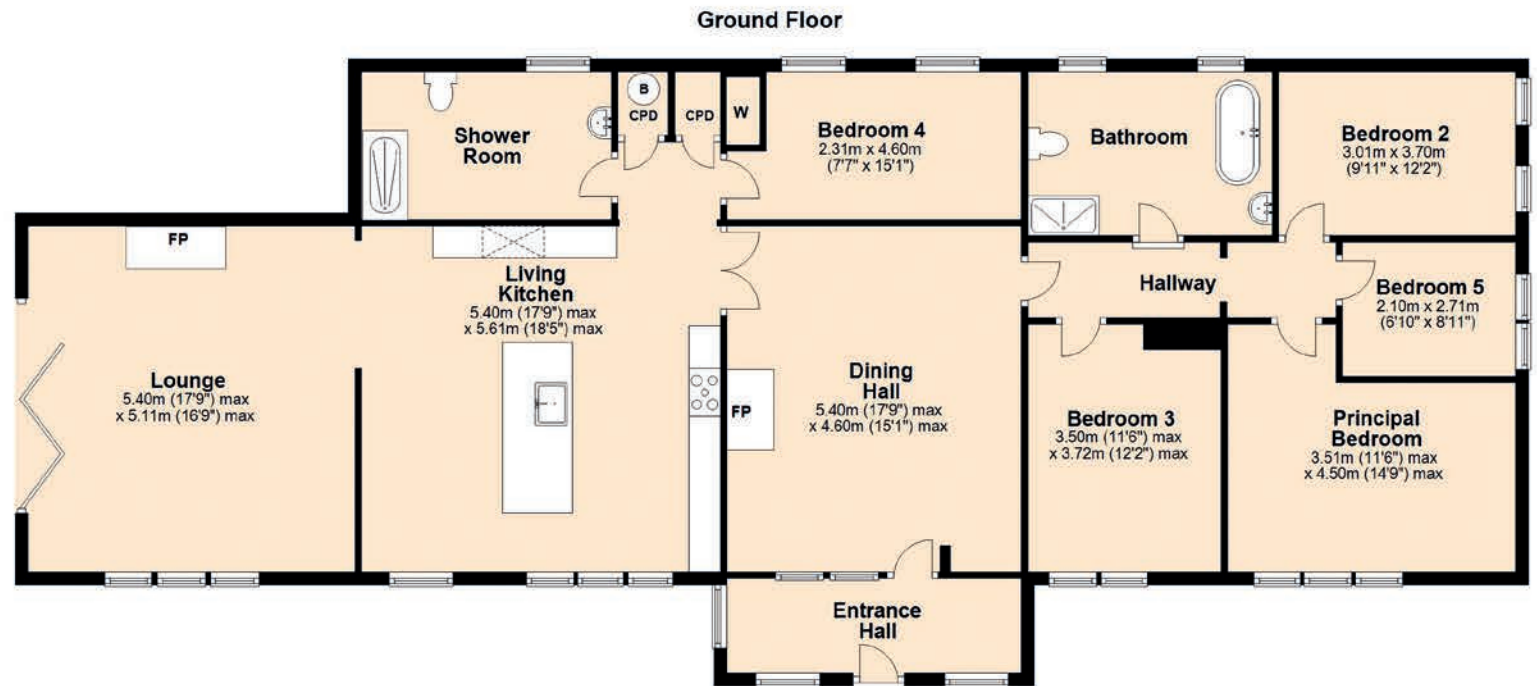
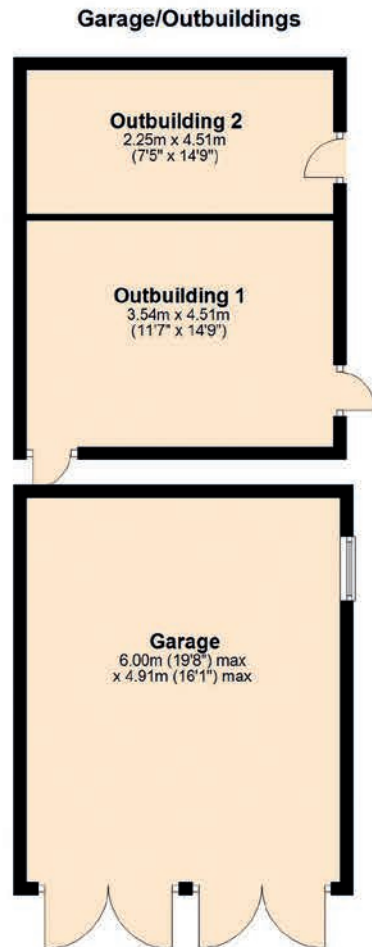
### Motorway Network

Junction 26, M62 Motorway	9.7 miles
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# Floor Plans





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