

Charnock Bates

The Country, Period and Fine Home Specialist



The Coach House

97 Bramley Lane, Hipperholme, Halifax, HX3 8NW





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Halifax
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OIEO £475,000



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Summary Description

A stone built former coach house, located within this highly regarded residential location, having well planned and attractively presented family accommodation over three floors. Set within private grounds having generous off street parking area and south facing garden and terrace to the rear, with current planning permission for the construction of a double detached garage and extension to the front elevation to create a main entrance/utility.

Ideally situated for a wide range of amenities in Hipperholme, Brighouse and Halifax Town centres, this individual property provides accommodation briefly comprising; entrance hall, lounge, dining kitchen, utility room, lower ground floor bedroom having walk-in wardrobe area and en-suite shower room, first floor landing, two generous double bedrooms and house bathroom.

Location

Situated off Bramley Lane, a highly desirable address within this well regarded village of Hipperholme, boasting a wide range of nearby amenities, including a Tesco Express and Co-op, along with an increasing number of independent retailers offering a host of services and products. The area also benefits from a doctors surgery and park known locally as 'The Stray'. Local schooling needs are also well catered for, having Hipperholme Grammar, Lightcliffe C of E Primary School, Lightcliffe Academy and Brighouse High School all within easy reach. Being centrally located and roughly equidistant between the northern business centres of Leeds and Manchester, Hipperholme has excellent commuter links by rail, having stations in both Brighouse and Halifax, and also by road with junctions 25 and 26 of the M62 motorway network both accessible. For keen walkers and those that enjoy outdoor pursuits such as mountain biking the adjoining rural corridors around Norwood Green, Coley, Chelsea Valley, Shibden Valley and Sunny Vale mean you're never short of choices for walking or cycling routes.



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General Information

The Coach House is a 3 bedroomed detached home dating from circa 1870, constructed of Yorkshire Stone under a pitched and hipped slate roof and set within a generous plot having gardens and parking to four sides. Having well-presented accommodation over three floors, this individual home provides adaptable accommodation that would be suitable for family purchasers, those with extended family, or with a requirement for home working, having the third bedroom situated on the lower ground floor.

The current owners have recently been granted planning permission for the construction of a double detached garage at the southern edge of the rear garden, with alternative uses such as a garden office a possibility subject to any relevant permissions. Planning permission was also granted for the alteration and extension of the current pantry area to create a main entrance lobby/utility. Full details of both planning consents can be found on the Calderdale planning portal using planning reference 20/00250/HSE for the garage and 19/00215/HSE for the entrance lobby.

Providing characterful accommodation with features including mullions, exposed beams and purlins with pitched ceilings, oak flooring to parts along with internal engineered oak doors and oak window frames. The accommodation to the ground floor includes large entrance hall with staircase giving access to the first floor galleried landing and down to the lower ground floor, spacious lounge having 4 light mullion to the side elevation, multi-fuel stove with stone surround and stone-flagged hearth with oak mantle, high ceilings and French doors leading out onto the timber framed balcony which overlooks the rear garden and provides an ideal entertaining, seating or alfresco dining area.

Completing the first floor accommodation, the family dining kitchen boasts a range of traditional shaker style wall and base cupboards and drawers with contrasting solid oak work surfaces incorporating an inset 1½ bowl Belfast style sink with mono-bloc detachable mixer tap along with rustic brick effect tiled splashbacks. The dining kitchen also benefits from under floor heating and has 4 and 2 light mullions to the side elevations along with adjoining utility room housing the Worcester combination boiler and having tiled flooring, plumbing for an automatic washing machine and double glazed window to the side elevation.



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Moving on to the first floor landing, having large 2 light mullion to the side elevation, spindle staircase with oak handrail, exposed beams and purlins with pitched ceiling and loft hatch. Two very good sized bedrooms mirroring each other occupy the front and rear of the first floor with each having oak framed double glazed windows with the rear bedroom overlooking the garden, pitched ceilings with exposed beams give both bedrooms a fantastic feeling of space and fitted oak wardrobes to both provide extensive storage, including hanging, drawers and shelving. Positioned between the two first floor bedrooms, the house bathroom benefits from a 4 piece suite comprising; free-standing roll top bath with decorative chrome feet and floor mounted mono-bloc mixer tap with hand shower attachment, low flush WC, pedestal wash hand basin and walk-in corner shower having wall mounted controls and rain shower head. Also having tiled walls and flooring, 2 light mullion to the side elevation and pitched ceiling with exposed beams.

At lower ground floor level an inner hallway leads to the third bedroom and also provides useful under stair storage shelving. The generous third bedroom enjoys a dual aspect with 2 light mullions to both the side and rear elevations looking out onto the rear terrace and gardens. Providing an ideal living area for a growing/extended family or home office the third bedroom enjoys a separate walk-in dressing room with open hanging rails and shelving which leads through into an en-suite shower room. Having a three piece suite comprising; walk-in shower with wall mounted controls and rain shower head, tiled walls and flooring, wash hand basin and floating WC with concealed cistern along with heated chrome towel rail and inset ceiling spotlights.





Externals

Remote gated access, having raised flowerbeds to either side, leads directly off Bramley Lane into a substantial off-street parking and hardstanding which in turn gives access to the east of the property where a stone cobbled area provides additional parking and gives access to the main entrance. To the west side, the parking area, bordered by dry-stone walling, extends along the length of the property and gives access to the rear. The South facing rear garden provides a large stone-flagged terrace that can also be accessed from the balcony and which leads onto a generous lawn with fish pond and vegetable beds, a flagged pathway leads down to a lower level and is bordered by mature flowerbeds. Set down from the main garden, a lower tier provides for a garden shed and green house.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale Band D.

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 mains electric, gas, water and sewage.

Tenure

Freehold.



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Directions

From Halifax Town centre proceed along the A58 Godley lane towards Stump Cross. At the Stump Cross traffic lights stay in the right hand lane and continue along the A58 Halifax Road towards Hipperholme and upon reaching the traffic lights turn left into Denholme Gate Road. Continue up the hill and just before Hipperholme Grammar School on the right turn right into Bramley Lane and after approximately 0.25 miles The Coach House can be found on the right and is identified by our 'For Sale' board.

EPC Rating

EER Current 49 – Potential 76

EIR Current 40 – Potential 70

Local Information

Nearest Stations

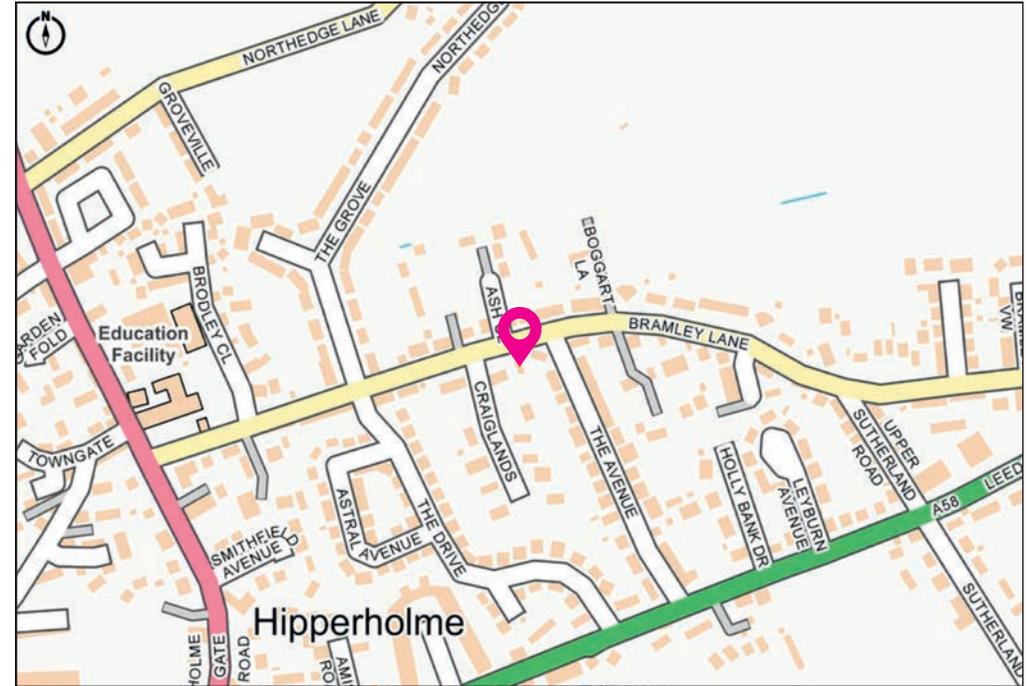
Brighouse	2.90 miles
Halifax	3.30 miles

Nearest Schools

Hipperholme Grammar	0.25 miles
Lightcliffe C of E Primary School	0.60 miles
Lightcliffe Academy	1.10 miles
Brighouse High School	1.70 miles

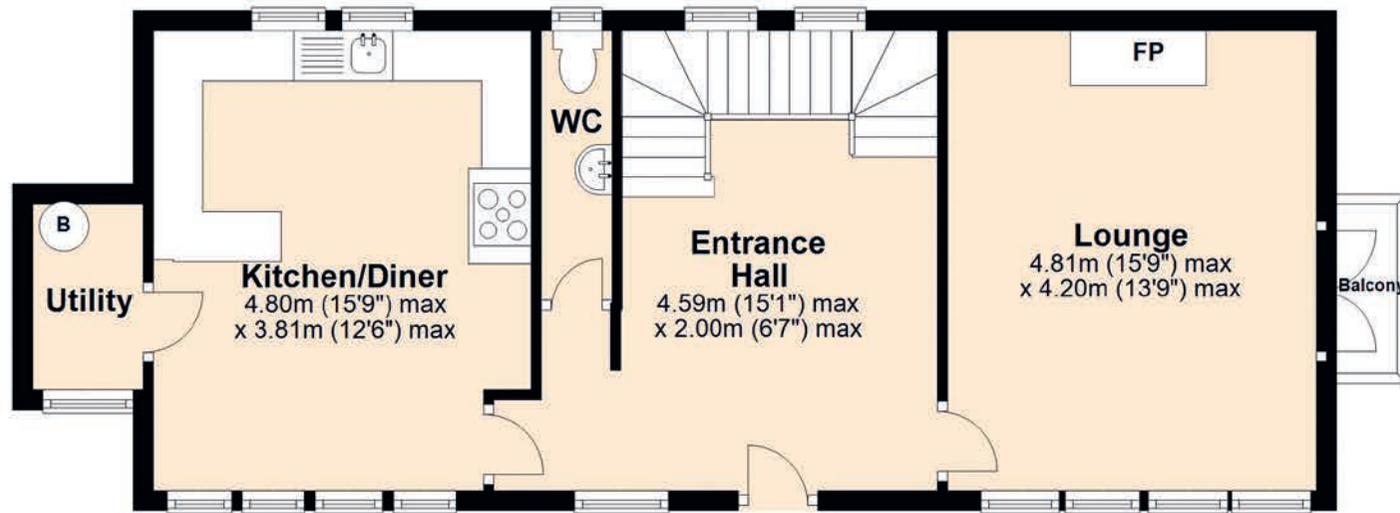
Motorway Network

Junction 25, M62	3.90 miles
Junction 26, M62	4.10 miles



Floor Plans

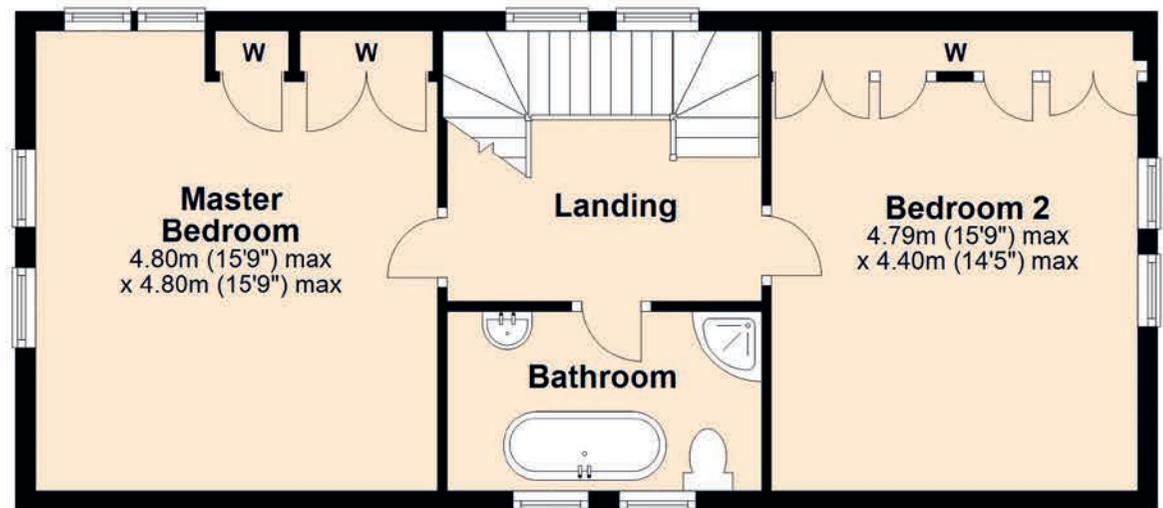
Ground Floor



Lower Ground Floor



First Floor



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