

Charnock Bates



• 89 • Bramley Lane Hipperholme

A RARE OPPORTUNITY TO CREATE YOUR FOREVER HOME IN
SOUGHT-AFTER HIPPERHOLME

Tucked away in one of Hipperholme's most desirable spots, 89 Bramley Lane presents an exciting chance to reimagine and personalise a spacious family home. This detached dormer bungalow sits in a peaceful residential setting, within easy reach of the village's amenities, schools, and commuter links.

With five bedrooms, two reception rooms, front and rear gardens, and off-street parking for up to three cars, the property is deceptively spacious and incredibly versatile. Its position provides far-reaching views, while mature gardens and a double garage complete the offering.

Perfect for those with vision and creativity, this is a rare chance to shape a home that truly reflects your lifestyle.

GROUND FLOOR

The property opens into a traditional kitchen fitted with timber cabinetry, two sinks, integrated cooking appliances, and space for white goods. A door leads into the formal dining room – a charming space for everyday meals and special occasions.

A central lobby provides access to much of the downstairs accommodation and includes a dog-legged staircase rising to the first floor. Off the lobby, you'll find the lounge, complete with a bay window framing the open views and a feature fireplace that promises cosy evenings in.

The principal bedroom is light-filled and spacious, enjoying garden views and built-in wardrobes. Two further double bedrooms are also located on the ground floor – one with a fitted sink – alongside a family shower room, utility room, and a separate boiler room. The entrance porch and cloakroom offer direct garden access – perfect after country walks or gardening afternoons.

FIRST FLOOR

Upstairs, two further bedrooms await. One enjoys panoramic views reaching as far as Emley Moor, and the other features fitted wardrobes, making it ideal as a guest room, nursery, or home office. A second family bathroom completes the first-floor accommodation.

OUTDOOR SPACE

To the front, a neatly maintained garden with rose bushes and rockery planting adds character and charm. A gated stone path leads to the entrance and continues to the detached double garage, which offers power, lighting, and an electric up-and-over door. Additional parking is available on the driveway.

The rear garden is tiered and enclosed, with established lawns, mature shrubs, and a timber shed discreetly positioned to the rear. A private haven for summer barbecues, children's play, or future landscaping.

THE LOCATION

- Ideally located in the heart of Hipperholme, one of Calderdale's most desirable villages
- Walking distance to well-regarded schools including Hipperholme Grammar School and Lightcliffe Academy
- Easy access to Halifax town centre, just 10 minutes by car
- Excellent commuter links to Leeds, Bradford and Manchester via the A58 and M62 (Junction 26)
- Brighouse train station (approx. 2.5 miles) offers regular services to Leeds, Huddersfield, and Manchester



HALIFAX

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RIPONDEN

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