



34a Bramley Lane

Hipperholme, Halifax, HX3 8SR

Price Guide £395,000 Freehold





We are delighted to offer sale this substantial stone fronted detached bungalow together with good sized private gardens, driveway and double car garage. Step inside you will appreciate the accommodation has generous sized rooms throughout, is available for immediate occupation but does require some refitting and updating to one own style and taste. The property provides two or three bedroom accommodation depending upon one's own requirements. There is a conservatory overlooking the gardens.

Location

There's a long tarmac drive off Bramley Lane leading to the property where there's ample parking and large gardens to both front and rear. These then back onto open fields with pleasant long distance views. Bramley Lane is a sought after residential position close to shops and schools and with easy access to Halifax, Brighouse and the M62.

Accommodation

Side Entrance Lobby leading to an inner Hallway. Large lounge/ Dining Area being L-shaped with picture windows taking full advantage of the views. Coal effect fire and fireplace. Bedroom 3 at the side of the property currently used as a separate Dining Room. Breakfast kitchen with an inset sink and range of fitted units, integrated appliances, including an electric hob, double oven, fridge freezer, and washing machine. Pleasant long distance views. There's a good sized Conservatory with tiled floor and doors leading to the front gardens. The main Double Bedroom has fitted wardrobes. Bathroom with three-piece blue suite shower unit and complimentary tiling. On the first floor is a Landing with skylight window and storage cupboards. Study, with Velux roof light panoramic views and storage cupboards to the eaves. Cloakroom with a WC and wash and basin.

At the front of the property is an established garden which also extends around the side. To the rear is a large lawn garden with shrubs garden pond and panoramic views. The gardens do need some cultivation. A tarmac drive provides off street parking and leads to a Double Car garage with electric up and over door. Lean to greenhouse at the rear of the garage.

Council tax band: E
EPC rating: E
Ground rent: N/A
Service charge: N/A



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