



74 The Drive, Hipperholme, Halifax, HX3 8NJ

£230,000

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Situated in the popular area of Hipperholme, this spacious and well-maintained three-bedroom semi-detached home is offered with vacant possession and no upper chain—ideal for families, first-time buyers, or downsizers.

The property features a large driveway, detached garage, and generous gardens to both the front and rear, offering plenty of outdoor space for relaxing, entertaining, or gardening. Inside, the home boasts bright, well-proportioned living spaces, including a welcoming lounge/diner and three comfortable bedrooms.

Conveniently located close to excellent local amenities, schools, and transport links, this is a fantastic opportunity to secure a home in a friendly and well-connected community.

Early viewing is highly recommended.



GROUND FLOOR

ENTRANCE HALL

Access is provided through a door into the entrance hall, which features practical under-stair storage. complemented by an oak framed sliding door to the lounge and a matching oak and glass stair case that continue up to the first-floor landing.

LOUNGE/DINER

24'0 x 11'8 max (7.32m x 3.56m max)

The focal point of the room is the wall mounted, log effect gas fireplace, there is also a uPVC double glazed window to the front elevation and uPVC double glazed sliding doors leading to the conservatory.

KITCHEN

9'1 x 8'10 (2.77m x 2.69m)

Having a range of gloss fronted wall, drawer and base units with laminate work surfaces and a stainless steel sink and drainer unit. There is tiling to the splash backs, a useful pantry cupboard and a uPVC double glazed window to the rear elevation. Integral appliances include a four ring induction hob with extractor hood over, a shoulder level oven and grill and there is space and plumbing for a washing machine and dishwasher.

CONSERVATORY

11'4 x 9'5 (3.45m x 2.87m)

Enjoying uPVC double glazed windows to three sides, and an external door leading to the rear garden.

FIRST FLOOR

LANDING

Having a uPVC double glazed window to to the side elevation and access to the boarded loft via a loft hatch.

MASTER BEDROOM

13'4 x 10'1 (4.06m x 3.07m)

With useful built in wardrobes, drawers and cupboards and a uPVC double glazed window to the front elevation.

BEDROOM 2

11'2 x 10'5 (3.40m x 3.18m)

Having useful built in wardrobes with shelving and hanging space, and a uPVC double glazed window to the rear elevation.

BEDROOM

9'7 x 7'6 max (2.92m x 2.29m max)

With a useful bulkhead storage cupboard and a uPVC double glazed window to the front elevation.



BATHROOM

A three piece suit comprising of a low flush w.c, pedestal wash hand basin and a panelled bath with showerhead attachment.. There is also a uPVC double glazed window to the rear elevation.

EXTERNAL

FRONT: The home benefits from a driveway providing off street parking for multiple cars, which leads to the detached garage, and there is a garden laid predominantly to lawn with shrub borders
REAR: To the rear of the property, there is a spacious garden with flagging, ideal for alfresco dining and a lawned garden with useful shed and shrub borders.

DETACHED GARAGE

With an up and over door, external door leading to the rear garden and window to the side elevation.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A58 Godley Lane and proceed to the traffic lights at Stump Cross, staying in the right hand lane and taking the A58 Leeds Road all the way up to the traffic lights at Hipperholme. Continue straight ahead at the traffic lights onto Leeds Road and turn left onto The Drive. Proceed up The Drive where the property can be found on the right hand side near the top of the road.

TENURE:

Freehold

COUNCIL TAX BAND:

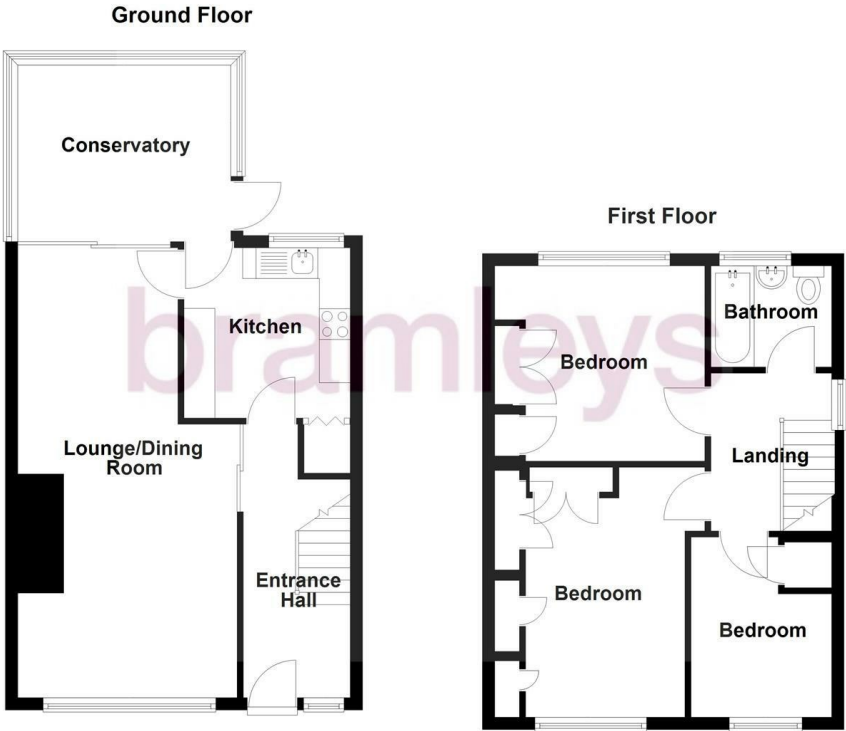
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

