



56 The Drive, Hipperholme, Halifax, HX3 8NJ
Offers In The Region Of £250,000

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Offered for sale with no upward chain is this well presented three bedroom semi-detached home situated within the highly sought after village of Hipperholme. Offering spacious accommodation including a through lounge diner, conservatory and modern shower room, the property is ideally suited to families and those looking for convenient access to nearby amenities, well regarded schools and transport links. Externally, the property enjoys generous and well maintained enclosed gardens, offering an excellent outdoor space and driveway leading to a detached single garage providing ample off road parking.



GROUND FLOOR:

Entrance Porch

UPVC entrance porch with external door leading to a further timber door accessing the entrance hallway.

Hallway

With staircase rising to the first floor, central heating radiator and useful understairs storage cupboard housing the central heating boiler.

Lounge Area

11'0 max x 15'4 (3.35m max x 4.67m)

A spacious reception area featuring a UPVC bow window to the front elevation, ceiling coving, dado rail and three wall light points. Feature inset living flame gas fire set within a stone fireplace surround and open plan to the dining area.

Dining Area

8'6 x 9'8 (2.59m x 2.95m)

Open plan from the lounge and enjoying views over the rear garden via a UPVC double glazed window. Having ceiling coving, dado rail, wall light points and central heating radiator.

Kitchen

9'5 x 9'3 (2.87m x 2.82m)

Fitted with a range of base units with complementary working surfaces and tiled splashbacks incorporating a one and a half bowl sink with side drainer and mixer tap. Having plumbing for an automatic washing machine, space for separate fridge and freezer and gas cooker point with extractor canopy above. Window providing natural light from the conservatory and timber door leading through.

Conservatory

8'9 x 5'5 max (2.67m x 1.65m max)

UPVC double glazed throughout with tiled flooring and external door leading to the rear garden.

FIRST FLOOR:

Landing

With UPVC side window and loft access point.

Master Bedroom

13'5 x 11'3 max (4.09m x 3.43m max)

A spacious double bedroom positioned to the front of the property with UPVC window and central heating radiator.

Bedroom 2

10'6 x 11'4 max (3.20m x 3.45m max)

A good sized second double bedroom with built-in storage cupboard, central heating radiator and UPVC window overlooking the rear.



Bedroom 3

9'5 max x 7'6 (2.87m max x 2.29m)

A well proportioned third bedroom with bulkhead storage cupboard, central heating radiator and UPVC window to the front elevation.

Shower Room

Fully tiled and furnished in a modern three piece white suite comprising low flush WC, pedestal wash hand basin and spacious walk-in shower enclosure with thermostatic shower. Chrome ladder style heated towel rail and UPVC window.

OUTSIDE:

To the front of the property is a beautifully maintained lawned garden with well stocked flower and shrub borders. A driveway to the side provides ample off road parking and leads to a detached single garage. To the rear is a spacious and private enclosed garden featuring a paved seating area together with a variety of raised beds and established planting including mature shrubs and trees.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

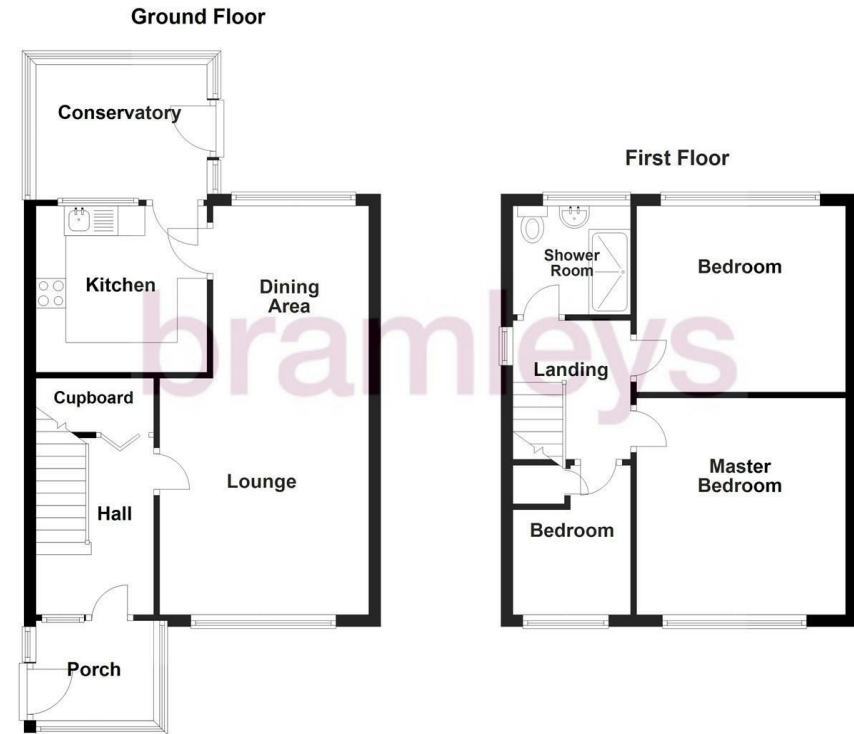
Band C

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	79
		EU Directive 2002/91/EC	

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