



48 Wakefield Road, Hipperholme, Halifax, HX3 8AQ

£300,000

bramleys



Extensive four-bedroom terraced cottage in popular Hipperholme location, offering versatile accommodation and excellent access to local amenities, schools, and the M62 motorway. Featuring exposed beams, mullion windows, multiple ensuites, a vaulted cellar, and front and rear gardens, this property is ideal for a family seeking space and character.



GROUND FLOOR:

Entrance Hall

Enter via a solid timber door into the hallway.

Lounge

23'9 x 20'0 (7.24m x 6.10m)

A spacious reception room featuring a wealth of exposed beams, stunning Inglenook fireplace with gas stove, sealed unit double glazed mullion windows to both front and rear, and two central heating radiators, creating a bright and welcoming space.

Kitchen

15'3 x 11'10 (4.65m x 3.61m)

Fitted with a range of matching wall and base units with laminated working surfaces, stainless steel sink, and part-tiled walls. Mullion windows provide natural light, and the room leads directly to the conservatory.

Conservatory

11'3 x 8'3 (3.43m x 2.51m)

UPVC double glazed conservatory accessed from the kitchen, offering a versatile dining or seating area.

Dining Room

12'3 x 11'7 (3.73m x 3.53m)

Stone-flagged floor, sealed unit double glazed mullion windows, central heating radiator, and ceiling beams, perfect for formal dining.

Utility Room

6'11 x 6'5 (2.11m x 1.96m)

Fitted with wall and base cupboards, plumbing for an automatic washing machine, and access to a vaulted keeping cellar.

Cloakroom/WC

Fully tiled two-piece suite comprising low flush WC and hand wash basin.

FIRST FLOOR:



Landing

Master Bedroom

11'8 x 11'6 (3.56m x 3.51m)

A generous double bedroom with steps leading to a mezzanine level, featuring sealed unit mullion windows and central heating radiator.

En Suite Shower Room

Low flush WC, pedestal wash basin, and shower cubicle.

Bedroom 2

13'4 x 10'6 (4.06m x 3.20m)

Double bedroom with sealed unit mullion windows and built-in wardrobes.

En Suite Bathroom

En suite includes low flush WC, pedestal basin, and whirlpool bath.

Bedroom 3

11'6 x 11'5 (3.51m x 3.48m)

Double bedroom with central heating radiator and mullion windows.

En Suite Shower Room

En suite comprises WC, hand wash basin, and shower cubicle.

Bedroom 4

12'0 x 9'2 (3.66m x 2.79m)

Featuring mullion window, beam-effect ceiling, and ample space for furnishings.

Family Bathroom

Five-piece suite including low flush WC, bidet, pedestal basin, whirlpool bath, and shower cubicle. Sealed unit mullion windows and central heating radiator.

OUTSIDE:

Gardens to the front and rear, providing pleasant outdoor space for relaxation and entertaining.



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:

- 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.
- 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

