



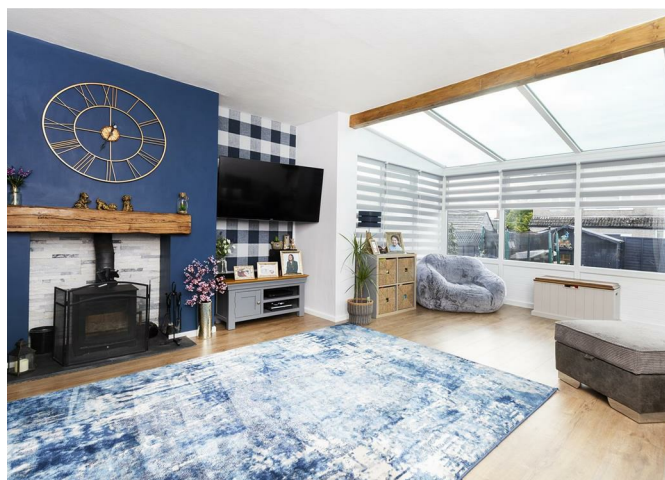
41 Brickfield Lane, Holmfield, Halifax, HX2 9AU

Asking Price £269,000

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Tucked away at the head of this cul de sac and adjoining Beechwood Park is this semi-detached property which will certainly be of interest to the family buyer with over 1400 square feet of accommodation. It provides spacious 5 bedroomed accommodation arranged over 3 floor levels and is modern and beautifully presented throughout. With a generous lounge open to the conservatory allowing plenty of natural light with direct access to the rear garden. The property has been extended to the front to create a spacious open plan family dining kitchen, with the additional benefit of a cloakroom wc and storage. The property has uPVC double glazing and gas fired central heating and has ample off road parking to the front together with a detached garage which has been converted, now offering a variety of potential uses such as a home office. This space is fitted with base units, working surface and inset sink until and a separate shower room with wc. Only upon internal inspection can this spacious home be truly appreciated.









## GROUND FLOOR:

### Entrance Hallway

Enter the property via a composite external door the front into the entrance hall, having a central heating radiator and wood effect laminate flooring with door to a useful storage cupboard and further door to the cloakroom WC.

### Cloakroom WC

Having a window to the side and fitted with a 2 piece white suite comprising a low flush wc and vanity hand wash basin. With central heating radiator and wood effect laminate flooring.

### Lounge

22'2 max x 15'9 max including sunroom (6.76m max x 4.80m max including sunroom)

This spacious lounge is further enhanced by the sunroom which overlooks the rear garden

providing an extension to the lounge area and allowing for plenty of natural light. The sunroom is fitted with UPVC double glazing with a glazed roof line. To the lounge area is a wood-burning stove in-set to an open fireplace with slate hearth and timber mantle. There are two central heating radiators and wood effect laminate flooring runs throughout the lounge area. An external door from the sunroom opens out onto the rear garden.

### Dining Kitchen

19'2 x 9'2 max (5.84m x 2.79m max)

This spacious dining kitchen has been extended to the front to create a generous family dining space adjoining this modern kitchen. Fitted with a range of modern matching wall and base units with complementary working surfaces and an inset sink with side drainer and mixer tap. Built into the kitchen is a five burner range cooker with oven and fitted extra to canopy above. Having space and plumbing for a dishwasher and space for a fridge freezer with tile effect laminate to the floor, central heating radiator, UPVC window to the front elevation and further the Velux skylight window.

## FIRST FLOOR:





### Landing

The landing area has access to a generous understairs store and further a study/storeroom.

### Master Bedroom

10'2 x 9'3 max (3.10m x 2.82m max)

A good sized double bedroom positioned peacefully at the rear of the property and having a heating radiator, UPVC window and door leading to a walk-in wardrobe.

### Bedroom 2

9'2 x 9'0 (2.79m x 2.74m)

Another good sized double bedroom with wood effect laminate flooring, central heating radiator and UPVC window to the front.

### Bedroom 3

7'1 x 9'9 (2.16m x 2.97m)

With wood effect laminate flooring central heating radiator and UPVC window to the rear.

### Family Bathroom

A well proportioned family bathroom furnished in a modern three-piece white suite comprising a flush WC, wash hand basin set of vanity storage and a panelled bath with thermostatic shower over. The walls are partly tiled with central heating radiator and UPVC window.

### SECOND FLOOR:

#### Landing

Having a UPVC side window and under eaves storage.

#### Bedroom 4

17'9 max x 11'8 max (5.41m max x 3.56m max)

A good sized bedroom of double proportions having a UPVC

dormer window to the rear as well as as a Velux skylight window and two radiators.

#### Bedroom 5

9'6 x 7'3 (2.90m x 2.21m)

This fifth double bedroom has a UPVC dormer window and radiator with a built-in storage cupboard.

### Converted Garage

18'4 max x 8'11 max (5.59m max x 2.72m max)

The garage has been converted to a useful room with adjoining shower room and it's fitted with a range of kitchen units with working surfaces and inset sink unit. Accessed via a UPVC external door and having a large UPVC side window. The adjoining shower room is tiled and fitted with a low flush WC and electric shower unit.

### OUTSIDE:

The paved driveway to the front provides ample off road parking and leads to an enclosed paved garden area to the front of the property. A footpath leads to a passageway through the side of the property and in turn to the rear garden. The rear garden is enclosed by timber fencing and features paved seating areas, a raised deck with summer house and central lawn.

### 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 A629 Ovenden Road and proceed through four sets of traffic lights and then turn right at the







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Ron Lee garage onto Shay Lane. Continue along Shay Lane in the direction of Holmfield and shortly before reaching Trinity Academy turn left onto Brickfield Lane. The property can be found towards the head of the cul-de-sac on the left hand side.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

Band B

**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.

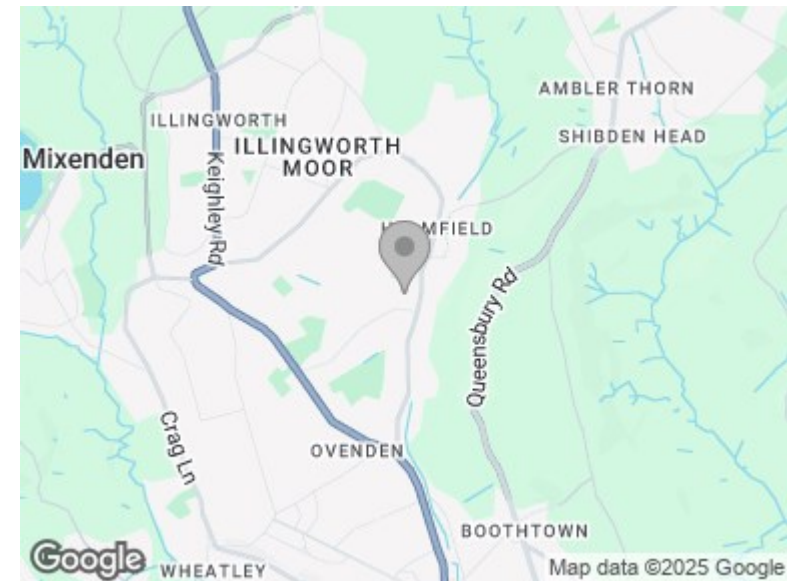
**ONLINE CONVEYANCING SERVICES:**







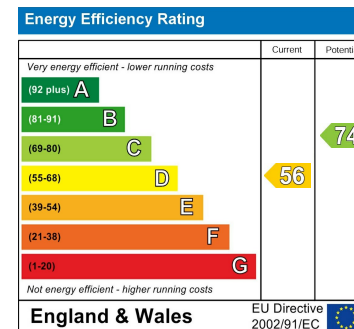




#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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