



16 Brookeville

Hipperholme, Halifax, HX3 8EA

£215,000



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Peter David Properties are pleased to present to the open market this FOUR BEDROOM CHARACTER PROPERTY, located in the SOUGHT AFTER LOCATION OF HIPPERHOLME. The property offers SPACIOUS LIVING ACCOMMODATION, as it is set across FOUR FLOORS, therefore providing everything a growing family could need. The property benefits from a LARGE CELLAR which offers potential for additional living accommodation, as well as an easy to maintain ENCLOSED REAR GARDEN which is paved with pleasant shrubbery and a garden shed. Internally, the property briefly comprises: an entrance hallway, a living room, a dining kitchen, a cellar, four bedrooms (with an en-suite to the master), and a house bathroom. The property is well presented throughout and would make the perfect family home. Situated close to all local amenities, including the shops in Hipperholme, a Post Office, and restaurants and cafes, as well as being within the catchment area of good local schools. Contact Peter David Properties to arrange a viewing today.

Entrance Hallway

Providing access to the ground floor accommodation through a composite door to the front aspect.

Living Room

A good size living room featuring a multi-fuel stove with a stone hearth and a wooden lintel. Further benefitting from original coving and a bay window to the front aspect.

Kitchen Diner

A large open plan kitchen diner which benefits from two useful pantry cupboards, as well as matching white base units housing a new integral dishwasher and fridge. There is also a new integral double electric oven, a four ring gas hob, and an extractor fan overhead. Further benefitting from an island with additional storage cupboards, granite work surfaces, and a luxury vinyl parquet effect floor. Window and PVCu door to the rear aspect.

Cellar

A very large cellar which has lots of potential to convert into an additional living space. There are three large storage cupboards, and a room which is currently being used as an additional bedroom. The cellar benefits from heating, lighting, and a window to the rear aspect.

First Floor Landing

Providing access to the first floor.

Bedroom Two

A good size double bedroom with a built in wardrobe and neutral carpet and decor. Window to the front elevation.

House Bathroom

A modern house bathroom which benefits from a WC, a hand basin encased in a vanity unit, and a bath with a shower over head and glass shower screen. With fully tiled walls, a chrome heated towel rail, and a window to the rear elevation.

Bedroom Three

A double bedroom with built in storage cupboards and a window to the rear elevation.

Bedroom Four

A single bedroom / study with a window to the front elevation.

Master Bedroom

A large double bedroom on the second floor, with useful eaves storage on the landing, and a window to the front elevation.

En-Suite

A modern en-suite bathroom to the master, with a dual head walk-in shower, a WC, and a hand basin in vanity. Further benefitting from a chrome heated towel rail, a spotlight ceiling, and fully tiled walls and floor.

External

The property benefits from an enclosed rear garden which is fully flagged, with a useful garden shed.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX3 8EA.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please

contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

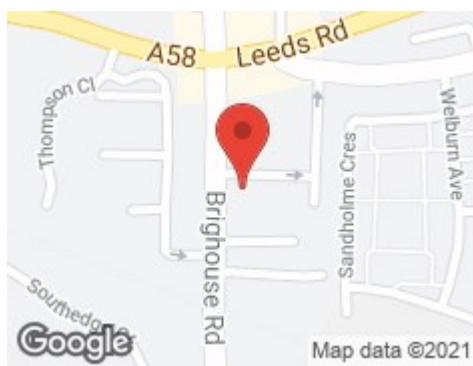
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



Road Map



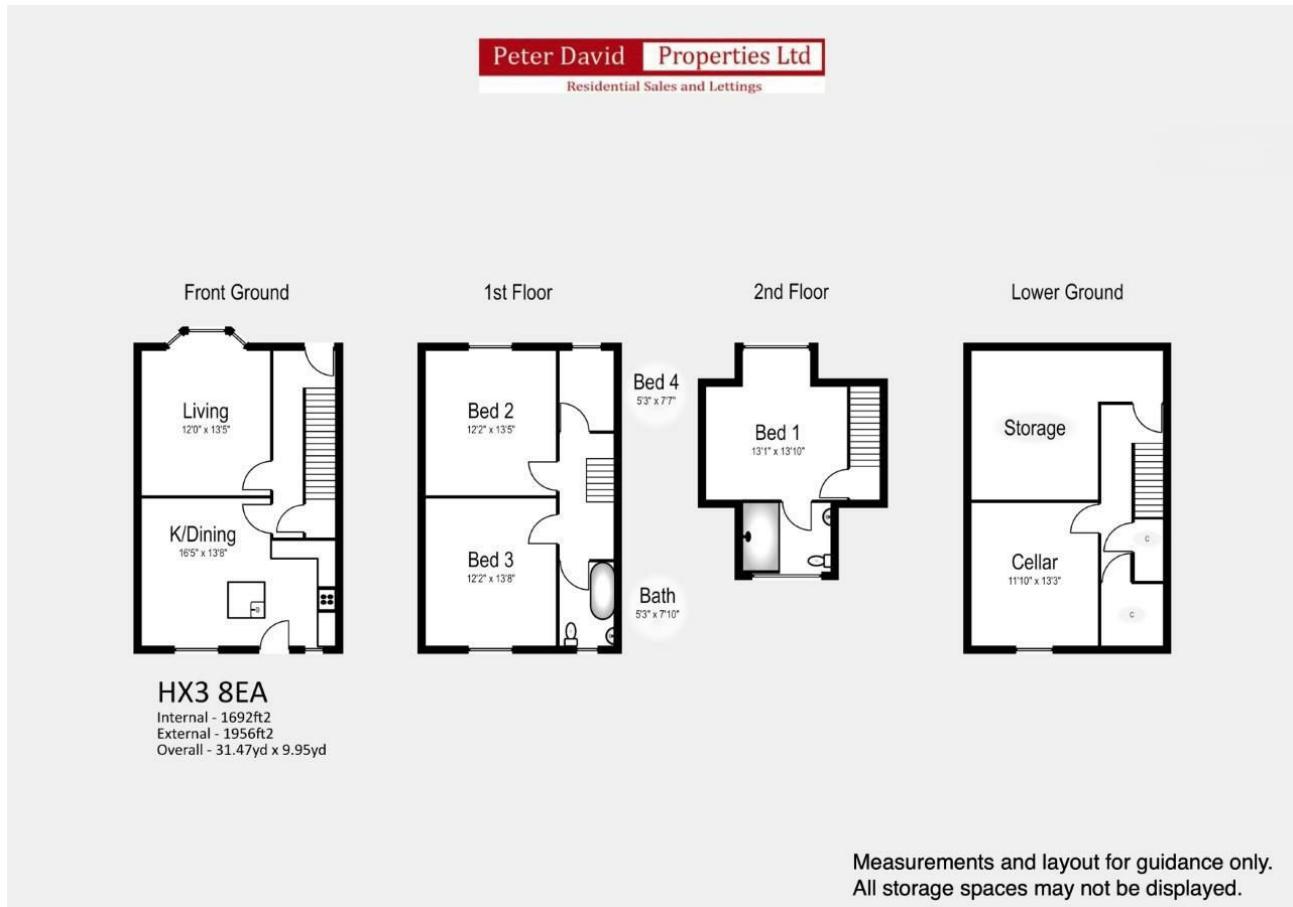
Hybrid Map



Terrain Map



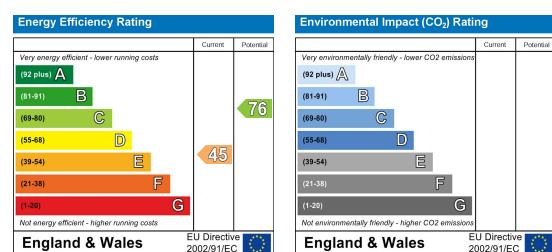
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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