Peter David Properties Ltd

Residential Sales and Lettings



15 Brooklands

Halifax, HX3 8EE

O.I.R.O £240,000

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Hipperholme, Halifax, HX3 8EE

O.I.R.O £240,000







Nestled in the charming area of Brooklands, Hipperholme, this delightful end of terrace house offers a perfect blend of comfort and style. With three generously sized double bedrooms, this home is ideal for families or those seeking extra space. The property has been thoughtfully renovated, ensuring a modern and inviting atmosphere throughout.

As you enter, you will find a hallway leading to a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining. The layout flows seamlessly, making it easy to enjoy both everyday living and special occasions. The kitchen and bathroom are both well-appointed, catering to all your needs.

One of the standout features of this property is the private garden, which boasts a lovely lawn and a patio area. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

Situated in an ideal location close to Hipperholme, residents will benefit from a variety of local amenities, including shops, schools, and parks. Additionally, the property offers ample parking space, making it convenient for both residents and visitors.

We highly recommend viewing this lovely home to fully appreciate its charm and potential. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make it your own.

Entrance Hallway

Leading in from the front of the home with decorative ceiling coving and access to the living room and kitchen.

Living Room

Overlooking the front garden, the living room has a feature wood burning stove as the focal point, with laminate flooring, a white and grey colour scheme tastefully highlights character features and wall paper in the alcoves gives a homely touch.

Kitchen Diner

The kitchen diner overlooks the rear of the home with built in base and wall units providing ample storage space and complimentary wooden worktops. There is an integrated dishwasher and a large oven with 5 gas hobs as well as space for a washing machine and a fridge freezer in the pantry.

Bathroom

A four-piece bathroom suite with a corner shower, free standing claw-foot bath tub, hand basin and w/c. Tastefully tiled, the bathroom is airy and bright.

Bedroom One

A large double bedroom on the second floor spanning the width of the home with dual aspect windows to the side and rear. Built in wardrobes provide ample storage space and there is also room for a dressing table or desk.

Bedroom Two

A large double bedroom on the first floor overlooking the front of the home with floor to ceiling built in wardrobes

Bedroom Three

A second double bedroom on the first floor overlooking the rear of the home with a white and blue colour scheme.

External

The property benefits from a private garden to the front with a lawn and patio surrounded by mature hedges. At the rear is an enclosed yard and there is parking space for multiple vehicles to the side of the home.

Directions

For Satnav please use the postcode HX3 8EE

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

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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

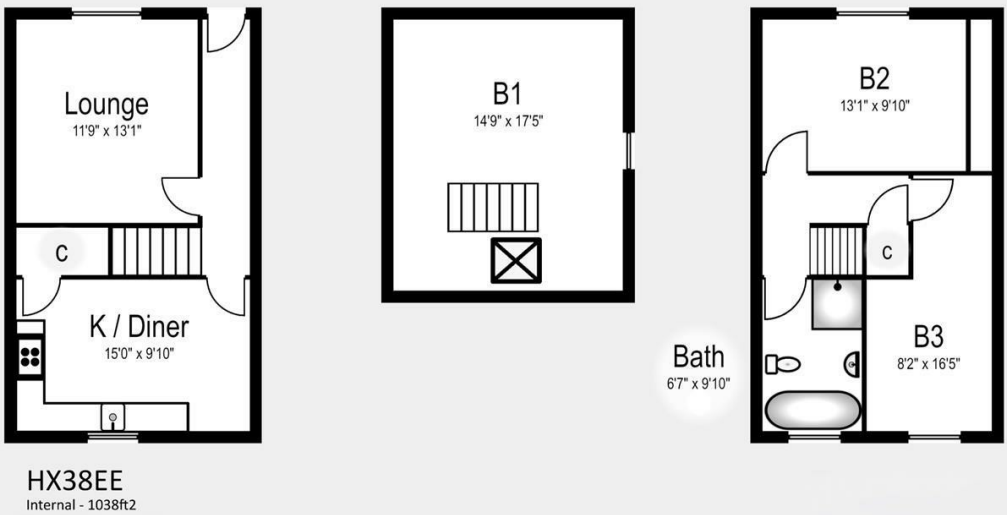


Terrain Map



Floor Plan

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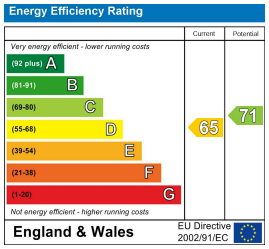
HX38EE
Internal - 1038ft2

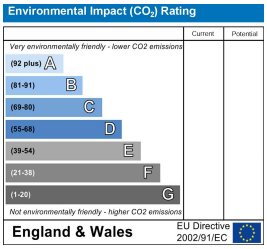
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.