

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Bramley Lane

Hipperholme, Halifax, HX3 8SR

**Offers Over £125,000**

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Peter David Properties are pleased to present this RARE OPPORTUNITY to purchase a TWO BEDROOM COTTAGE on the DESIRABLE BRAMLEY LANE. The property is available with NO UPWARD CHAIN, and would be a great renovation project. Internally comprising: an entrance hallway, a living room, a kitchen, two bedrooms, and a house bathroom. Externally the property benefits from an enclosed garden to the rear with a patio and shrubbery, and on street parking at the front.

This property is in a highly sought after location, being to Norwood Green, with great motorway links, and walking distance to Lightcliffe Primary School. Likely to be popular, contact Peter David Properties to arrange your viewing today.

## Entrance Porch

5'3 x 3'4 (1.60m x 1.02m)

Providing access to the ground floor accommodation through a PVCu door.

## Living Room

16'10 x 14'10 (5.13m x 4.52m)

A spacious living room with a window to the rear aspect.

## Kitchen

14'00 x 6'07 (4.27m x 2.01m)

The kitchen, which is in need of modernising, benefits from a stainless steel sink and drainer, wall and base units, and a window to the front aspect.

## Cellar

A dry keeping cellar which can be used for storage.

## Landing

16'08 x 5'00 (5.08m x 1.52m)

Providing access to the first floor accommodation.

## Bedroom One

17'00 x 13'01 (5.18m x 3.99m)

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

## Bedroom Two

11'02 x 6'04 (3.40m x 1.93m)

A good size single bedroom with a window to the front elevation.

## Bathroom

6'05 x 6'04 (1.96m x 1.93m)

The bathroom comprises a WC, a hand basin and a walk in shower cubicle. With part tiled walls and a window to the front elevation.

## External

Externally the property benefits from an enclosed garden which has a patio and pleasant shrubbery.

## Directions

For Satnav please use the postcode HX3 8SR.

## 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.

## 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



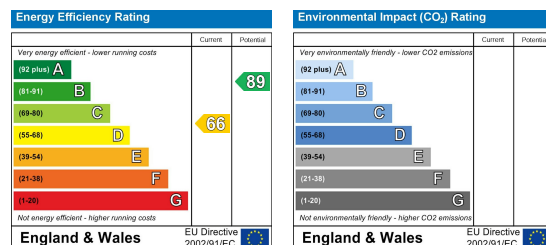
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk