Peter David Properties Ltd

Residential Sales and Lettings



137 Bramley Lane

Halifax, HX3 8JJ

£190,000

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137 Bramley Lane

Hipperholme, Halifax, HX3 8JJ

£190,000







Nestled in the desirable area of Bramley Lane, Hipperholme, this charming terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. With two double bedrooms, this property offers ample space for comfortable living. The inviting living room provides a warm atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is the spacious kitchen diner, which is ideal for family meals and gatherings. Additionally, the property boasts a cellar and an outbuilding, providing valuable extra storage space to keep your home organised and clutter-free.

Outside, you will find a low-maintenance garden at the front, which offers potential for off-road parking for a small vehicle. The south-facing rear garden allowing for plenty of sunlight and creating a perfect outdoor space for gardening or enjoying a quiet moment in the sun.

This property is a blank canvas, ready for you to add your personal touch and make it your own. With no onward chain, you can move in without delay and start enjoying all that this lovely home has to offer. Conveniently located near local schools and amenities, this house is not just a place to live, but a wonderful community to be part of. Don't miss the chance to view this delightful home in Hipperholme.

Living Room

Overlooking the rear gardens with plenty of natural light flooding the space, the living room is finished in a light and neutral colour scheme with grey carpets. A feature fireplace provides the focal point.

Kitchen Diner

A spacious kitchen diner overlooking the front aspect with cream base and wall units, a stainless steel sink and drainer, oven, gas bob and extractor, and space for a washing machine, drier and fridge freezer. There is plenty of floorspace for a large dining table and access down to the cellar.

Cellar

Ideal for additional storage space.

Bedroom One

A double bedroom overlooking the rear of the home with far reaching views over the surrounding landscape.

Bedroom Two

A double bedroom to the front of the home with a light and neutral colour scheme in keeping with the home.

Bathroom

With a bath tub and over bath shower, hand basin, w/c and heated towel rail.

Outbuilding

A stone built out building in the front yard useful for storage space.

External

At the front of the home is a paved garden space with gates opening out onto the road. To the rear is a south facing garden with a lawn and decked terrace.

Viewings

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

Directions

For Satnav please use the postcode HX3 8JJ

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

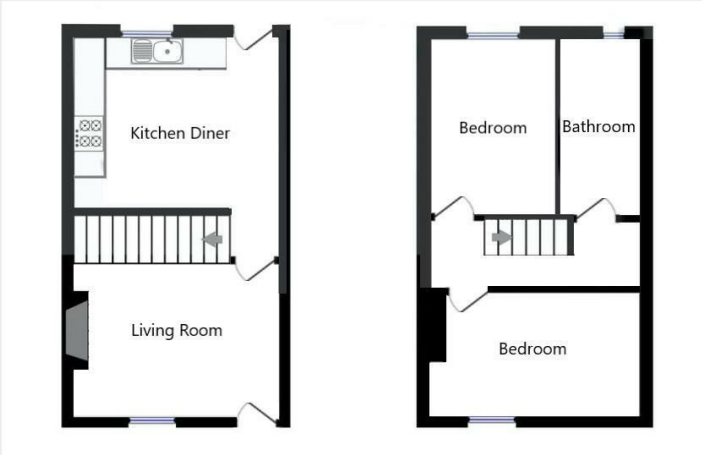


Terrain Map



Floor Plan

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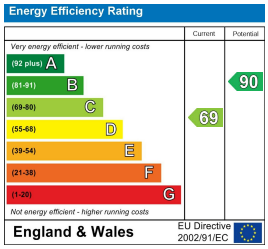


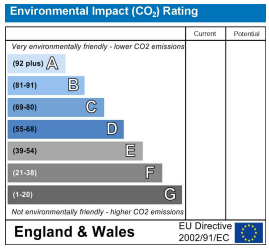
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.