Peter David Properties Ltd

Residential Sales and Lettings



11-15 Bramley Lane

Halifax, HX3 8SR

£840,000

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Hipperholme, Halifax, HX3 8SR

£840,000







Nestled in the sought-after area of Bramley Lane, Halifax, this remarkable detached house presents an exceptional opportunity for discerning buyers. Boasting a spacious layout, the property features four to six bedrooms, including a stunning master suite that is sure to impress. This luxurious master bedroom is enhanced by an open dressing room, an en suite bathroom, and magnificent floor-to-ceiling windows that overlook the beautifully landscaped south-facing garden, creating a serene retreat.

The heart of the home is an inviting open-plan living kitchen area, designed for both comfort and style. With bi-folding doors that seamlessly connect the indoor space to the outdoor garden, this area is perfect for entertaining or enjoying quiet family moments. The property is equipped with built-in surround sound and underfloor heating, ensuring a modern and cosy atmosphere throughout.

Finished to an exceptionally high standard, this home features quality fixtures and fittings that reflect a commitment to excellence. Currently configured with four generous double bedrooms on the upper floor, there is also the flexibility to convert the space to accommodate five bedrooms, along with an additional bedroom located on the ground floor.

With its gated private entrance, this home offers a sense of security and privacy, making it a perfect sanctuary for families or those seeking a peaceful lifestyle. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this exquisite home your own.

Entrance Hallway
Leading in from the front of the home providing space for coats and shoes, the entrance hall leads into an inner hallway with storage space and access to the internal accommodation.

Dining Room
Overlooking the front aspect with views over the garden, tiled flooring and ceiling spotlights, this spacious dining room leads into the kitchen through glazed double doors and has a gas fire as a focal point and features integrated speakers.

Open Kitchen Living Space
A stunning open plan kitchen with living space overlooking the rear garden, the kitchen features an oversized central island with an integrated sink and drainer and built in power sockets and dishwasher with ample storage space and breakfast bar. Featuring built in Neff double ovens, microwave, the kitchen also boasts twin wine coolers and an American style fridge, as well as a built in freezer and underfloor heating.

The living space overlooks the garden with floor to ceiling windows framing the garden perfectly and bi-folding doors opening out onto the patio. The room is also set up with surround sound speakers in the ceilings.

Cinema Room
With oak laminate flooring, ceiling spotlights and views over the rear garden, currently used as a cinema but could easily be an office or ground floor double bedroom.

Utility
With white countertops and cream units, plumbing for a washing machine and space for a drier. A window to the rear aspect and external access to the side of the home.

W/C
A ground floor w/c with a hand basin and w/c and tiled walls.

Garage
Formerly a full double garage, this room has been partitioned to provide an additional utility / office space but could easily be reverted to a full double garage. There is plenty of space for parking and storage.

Master Bedroom Suite
A luxuriously spacious master suite with underfloor heating and a semi open plan dressing room and en-suite. Views over the rear garden with oversized windows allow plenty of natural light into the space as well as two velux windows. There are fitted wardrobes built in and a walk in shower and his and hers sinks and a dressing room / study space with further velux windows

En-Suite
In addition to the semi open plan shower and sinks in the master bedroom, there is an en-suite with a hand basin and w/c.

Bedroom Two
A double bedroom to the front aspect with a teal green colour scheme and feature wallpaper. Floor to ceiling wardrobes and access to the en-suite.

En-Suite
A four piece en-suite with a bath tub, corner shower, hand basin and w/c.

Bedroom Three
A double bedroom to the front aspect with a green feature wall and ample space for bedroom furniture.

Bedroom Four
A double bedroom to the rear aspect with an archway acting as a divider of the space. Currently set up as a gym and study but could easily be split into two bedrooms or used as a bedroom and dressing room.

Bathroom
With a feature bath tub, w/c, hand basin and illuminating vanity mirror.

External
The property is set within a generous plot with gardens to the front and rear. Accessed through a gated driveway with an intercom feature, there is space for multiple vehicles and an electric car charging point is fitted. The front garden has a lawn and mature border plants providing a private space. There is room at the side of the home for several sheds and to the rear is a patio leading down to the rear gardens. With a south facing aspect, central lawn and spacious borders, the garden leads down through an archway and to the wild flower garden beyond.

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.

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



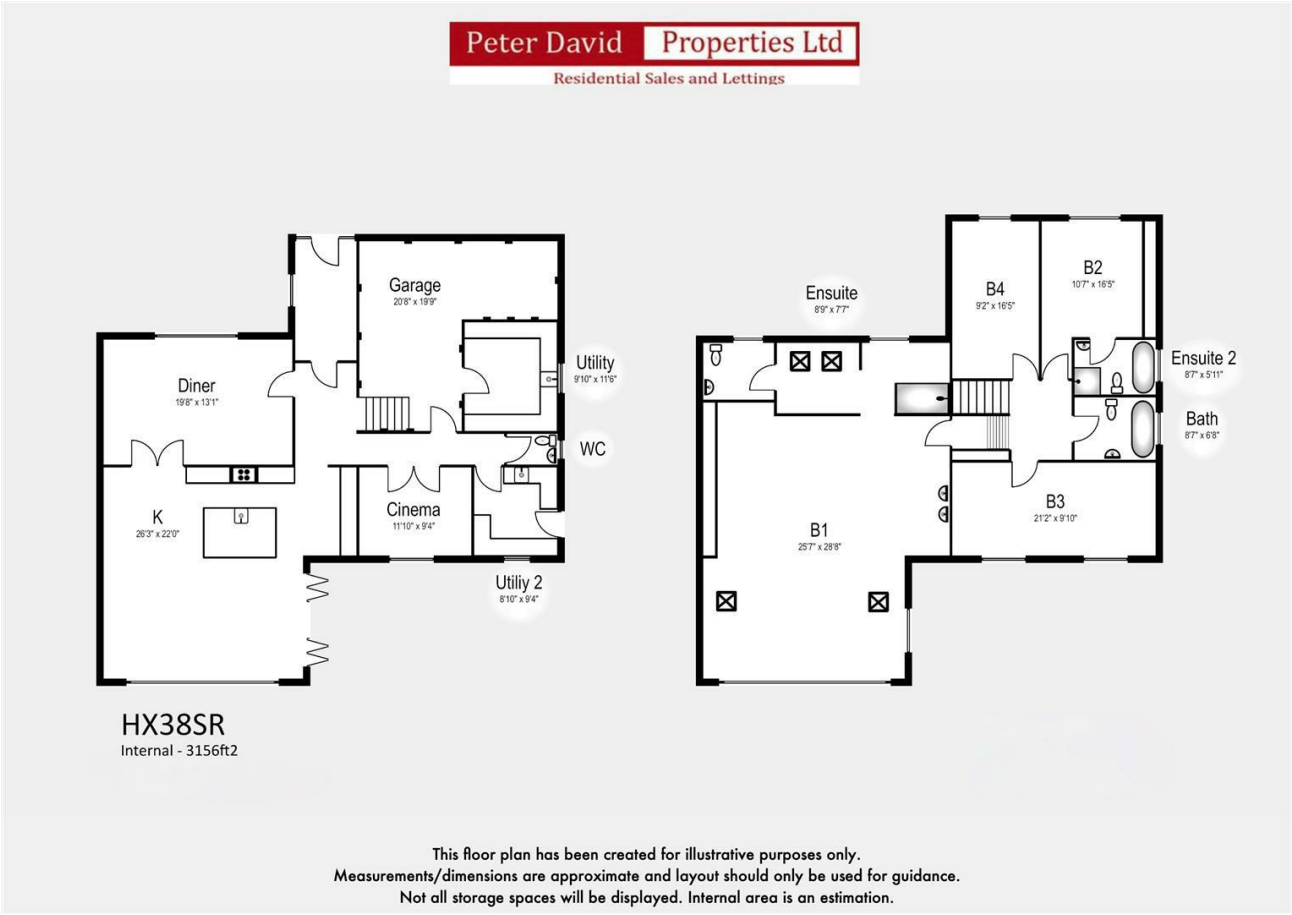
Hybrid Map



Terrain Map



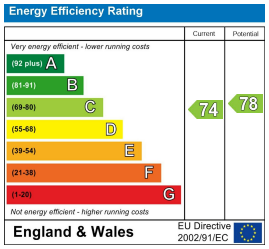
Floor Plan

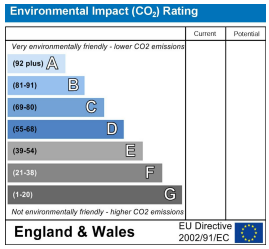


Viewing

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

Energy Efficiency Graph





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