

Peter David

Properties Ltd

Residential Sales and Lettings



## 25 Brighouse Road, Hipperholme

Halifax, HX3 8EB

£580,000



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'Oakleigh' is a SUBSTANTIAL FIVE BEDROOM DETACHED PROPERTY offered for sale in a VERY GOOD STANDARD, having been well looked after and well-loved by its current owners. Externally, the property benefits from an easy-to-maintain and PRIVATE garden, with patio areas and a lawn. There is also a RESIN DRIVEWAY with a DETACHED GARAGE. Internally, the property comprises: an entrance hallway, three reception rooms, a large kitchen diner, a ground floor cloakroom / WC, four double bedrooms, a single bedroom, an en-suite to the master bedroom, a house bathroom and IMPRESSIVE CELLARS featuring a gym. The property is easily accessible to local pubs, restaurants and shops and is also close to excellent schools and the cities of Halifax and Bradford. The property benefits from character and HIGH CEILINGS throughout. Given it's convenient location in the PRESTIGIOUS AREA of Hipperholme, this property is likely to be popular and can only be appreciated with a viewing - book yours today!

## Entrance Hallway

This commanding entrance with a composite external door and oak, glass paneled internal doors to the hallway. There is decorative paneling to the walls and ceiling cornice.

## Living Room

A neutrally decorated, dual aspect living room with the focal point being the electric fire, benefiting from a tiled hearth and surround.

## Dining Room

A large dining room with two windows to the front aspect. With a fireplace and access to the kitchen diner.

## Reception Room

A third reception room, currently used as a games room and study. With the focal point being the fireplace, complete with a marble back and hearth. Window to the rear elevation.

## Kitchen Diner

A large kitchen diner with black gloss wall and base units, granite work surfaces and a central breakfast island. Featuring integral appliances including: a dishwasher, a

washing machine, an electric cooker, a gas hob, an overhead extractor fan and a fridge freezer. There is an inset sink and drainer, tiled splashbacks and a window to the rear aspect.

## Side Entrance

A useful side entrance with a composite external door and access to a cloaks cupboard.

## Cloakroom / Ground Floor WC

There is a ground floor WC room, with tiled flooring, fully tiled walls and a heated towel rail. Benefiting from an obscure window to the side aspect.

## Bathroom

Situated off the landing is this monochrome bathroom with fully tiled walls and flooring. Featuring a four piece suite, comprising: a WC, a hand basin with a vanity unit, a corner shower cubicle and a bath with 'heritage' taps and a hand-held shower. With a spotlight ceiling, a useful storage cupboard and obscured windows to the side and rear elevations.

## Master Bedroom

A large double bedroom with access to an en-suite.

## En-suite

The en-suite has a large shower cubicle, a WC and a hand basin. Tiled flooring and half-tiled walls, as well as a spotlight ceiling.

## Bedroom Two

A large double bedroom with windows to the front and side elevations. With a tiled fireplace.

## Bedroom Three

A large double bedroom with a window to the front elevation.

## Bedroom Four

A fourth double bedroom with a window to the rear elevation and a useful fitted wardrobe / storage cupboard.

## Bedroom Five

A good-sized single bedroom with windows to the front elevation.

## Cellar

To the lower ground floor there is a large cellar, split into three areas. The first is currently used as a gym. The central space offers useful storage. The second room could be used as a utility area, with space for a free-standing dryer and drainage facilities and heating. There is also the potential for the creation of another room or further storage space.

## External

To the front of the property there is an easy-to-maintain lawn and a gated pathway to the front door. To the side of the property there is a gated resin driveway providing off-road parking, which leads to the detached single garage. To the rear of the property there is a lawn and two patio areas, perfect for those summer evenings!

## Viewings

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

## Directions

For Satnav please use the postcode HX3 8EB.

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



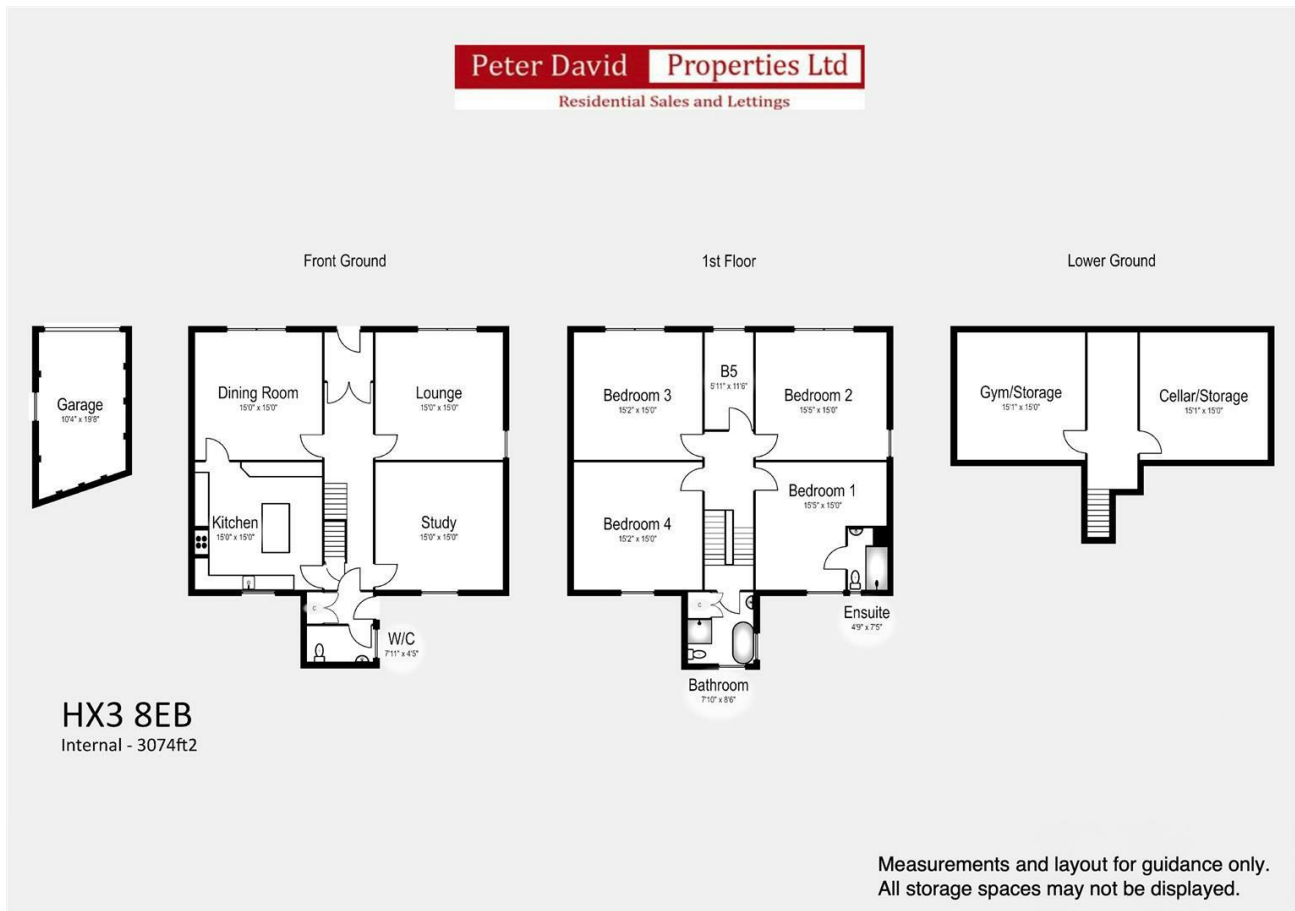
## Hybrid Map



## Terrain Map



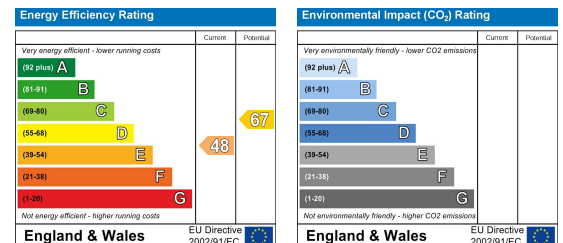
## Floor Plan



## 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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