

Peter David

Properties Ltd

Residential Sales and Lettings



1 Bramley Lane

Halifax, HX3 8SR

£205,000



1 Bramley Lane

Hipperholme, Halifax, HX3 8SR

£205,000



TWO BEDROOM COTTAGE on the DESIRABLE BRAMLEY LANE. Internally the property comprises: a kitchen, a living room, two bedrooms, a house bathroom and a dry keeping cellar. Externally the property benefits from an enclosed paved garden to the rear with pleasant shrubbery and a bedding area as well as on street parking to the front. This property is situated in a highly sought after location, is close to local amenities including shops, pubs and restaurants.

Kitchen

The newly fitted modern kitchen briefly comprises: matching wall and base units, tiled splashback, an integrated fridge and dishwasher, a four ring electric hob with extractor overhead, an electric oven and an inset stainless sink and drainer. Further benefiting from tiled flooring, a wooden sliding feature door providing access to the living room and a window to the front elevation.

Living Room

A spacious living room with neutral carpet benefiting from wooden beams, a large stone fireplace, spotlight ceiling and a large window to the rear aspect. Access to the rear garden through a uPVC door.

Landing

Providing access to the first floor accommodation.

Bedroom One

A double bedroom with neutral carpet and two windows to the front elevation.

Bathroom

A newly fitted fully tiled three piece suite, comprising: a WC, a hand basin set within vanity and a

large waterfall shower with a handheld shower fitment. The bathroom further benefits from a touch button light up mirror, a chrome heated towel rail and a window to the front elevation.

Bedroom Two

A second bedroom with neutral carpet and a stone fireplace. A large window overlooking the garden.

Cellar

A dry keeping cellar, which houses the boiler and also has useful storage space and plumbing for a washer.

External

Externally the property benefits from an enclosed paved garden to the rear with a bedding area.

Directions

For Satnav please use the postcode HX3 8SR.

Viewings

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



Road Map



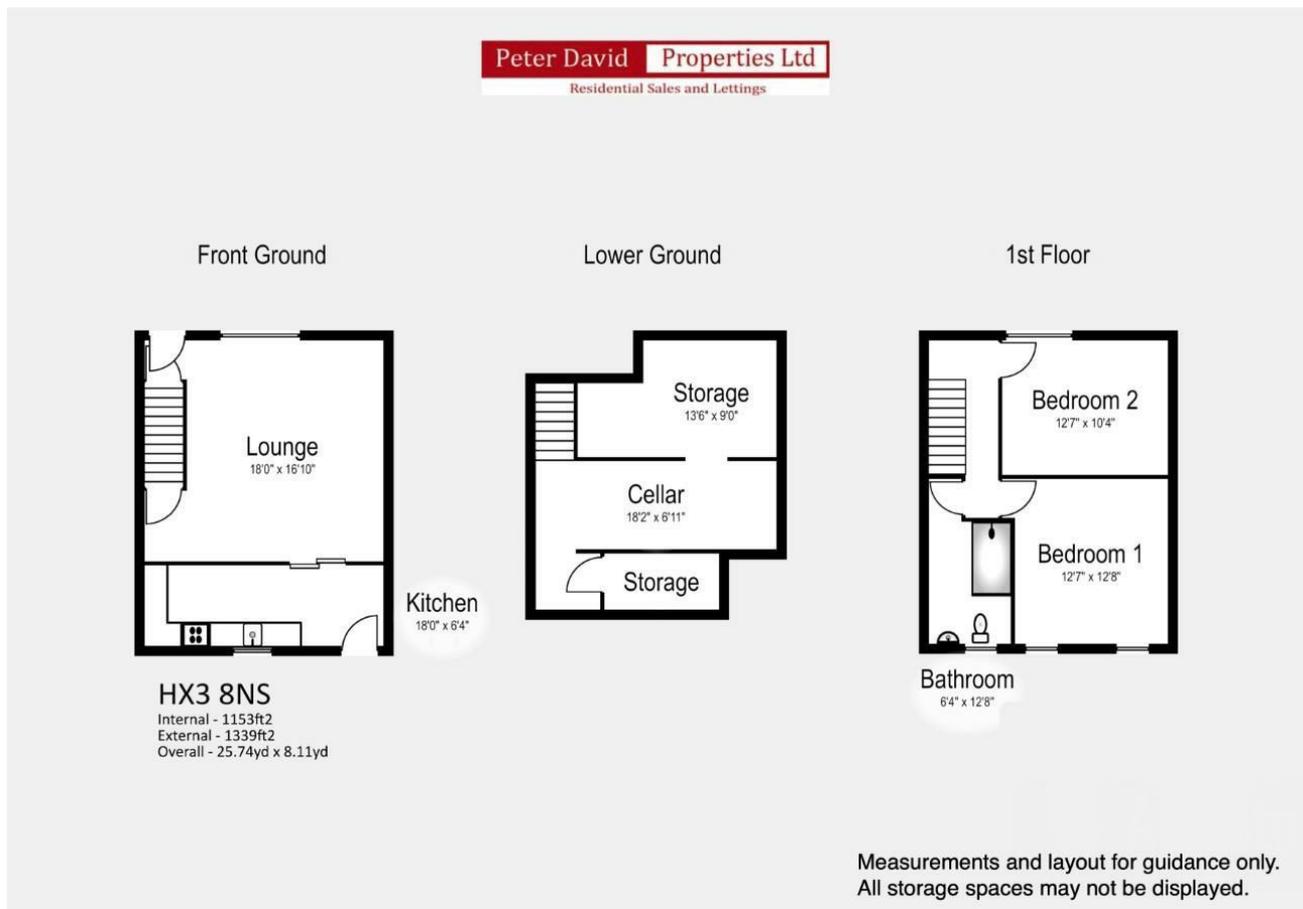
Hybrid Map



Terrain Map



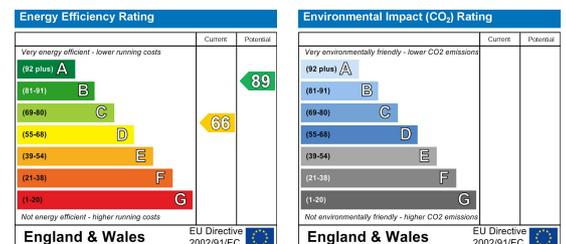
Floor Plan



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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