

Charnock Bates

The Country, Period and Fine Home Specialist



79 Bramley Lane  
Hipperholme, HX3 8NS





# 79 Bramley Lane

Hipperholme  
HX3 8NS

Offers Over: £400,000



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## Summary Description

79 Bramley Lane is a delightful ground floor apartment boasting an open plan living kitchen area, sitting room with double patio doors accessing the external south facing terrace, generous lounge area and three spacious double bedrooms. Being recently fully renovated throughout to a high standard, this home provides flexible accommodation which would suit a wide array of prospective purchasers.

Internally the property briefly comprises; entrance hall, WC/utility room, lounge area, open plan living kitchen/dining area, sitting room, house bathroom, three bedrooms with the principal bedroom having an ensuite shower room and bedroom two boasting a walk in wardrobe. Externally, gated access leads into the shared parking area with the apartment benefiting from a double garage with electric up and over door. Also boasting generous, well maintained communal grounds.

## Location

Situated off Bramley Lane, a highly desirable address within this well regarded village of Hipperholme, boasting a wide range of nearby amenities, including a Tesco Express and Co-op, along with an increasing number of independent retailers offering a host of services and products. The area also benefits from a doctors surgery and park known locally as 'The Stray'. Local schooling needs are also well catered for, having Hipperholme Grammar, Lightcliffe C of E Primary School, Lightcliffe Academy and Brighouse High School all within easy reach. Being centrally located and roughly equidistant between the northern business centres of Leeds and Manchester, Hipperholme has excellent commuter links by rail, having stations in both Brighouse and Halifax, and also by road with junctions 25 and 26 of the M62 motorway network both accessible. For keen walkers and those that enjoy outdoor pursuits such as mountain biking the adjoining rural corridors around Norwood Green, Coley, Chelsea Valley, Shibden Valley and Sunny Vale mean you're never short of choices for walking or cycling routes.



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## General Information

The newly installed composite door provides access into the generous entrance hall with tiled flooring and decorative ceiling coving.

Positioned off the entrance hall is the downstairs WC/utility room having a two piece suite comprising; low flush WC, wash hand basin with mixer tap and underneath storage, tiled flooring and splashbacks, frosted window to the front elevation, newly installed boiler and marble effect worksurface with plumbing for a washing machine.

A timber and glazed door off the entrance hall leads through to the generous lounge area with decorative ceiling coving, feature wall panelling and engineered oak flooring creating a substantial family room.







The heart of this home is the fantastic open plan living kitchen/dining area boasting an extensive range of fitted wall, drawer and base units with contrasting marble effect worksurfaces, inset acrylic sink with central mixer tap, feature LED lighting, engineered oak flooring, inset ceiling spotlights, bay window to the side elevation and fireplace with marble hearth, decorative timber surround and supply provided for an electric fire. Integral appliances include dishwasher, fridge/freezer and Bosch double electric oven with one having a combination microwave feature. Also incorporating a central breakfast island with solid oak worksurface, integral wine fridge, four ring Bosch induction hob and overhead remote-control operated extractor fan.



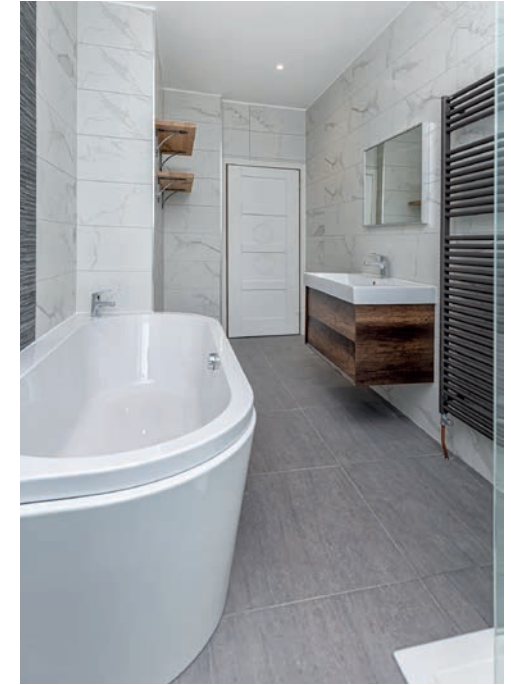




An open doorway leads through to the sitting room with decorative ceiling coving and patio doors leading out onto the communal grounds ideal for summer evenings entertaining family and friends.

Moving across to the bedroom accommodation with the principal bedroom having bay mullion windows to the front elevation along with an additional window to the side elevation providing ample natural daylight and ensuite shower room having a three piece suite comprising; low flush WC, wash hand basin with mixer tap and underneath storage, and walk in glass door shower with rainfall shower attachment, tiled splashbacks and flooring with underfloor electric heating, inset ceiling spotlights and ladder heated towel rail and frosted window to the side elevation.





Two further double bedrooms are positioned off the lounge area, with bedroom three benefiting from a walk in wardrobe space.

Completing the internal accommodation is the house bathroom having a four piece suite comprising; oval bath with mixer tap, low flush WC, wash hand basin with mixer tap and underneath storage, walk in shower with glass screen and rainfall shower head attachment, tiled splashbacks and flooring with underfloor electric heating, inset ceiling spotlights, ladder heated towel rail and frosted window to the side elevation.



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## Externals

Having gated access of Bramley Lane into a shared tarmacadam driveway where parking is available in the spacious double garage with electric up and over door, useful vehicle inspection pit and electric power points. A mezzanine level provides storage space with ladder access. External steps off the driveway lead down to the cellars which are of use to the residents for storage. Benefiting from multiple private well maintained lawns and terraced seating areas with mature well stocked flower beds creating an ideal area for entertaining and al-fresco dining.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

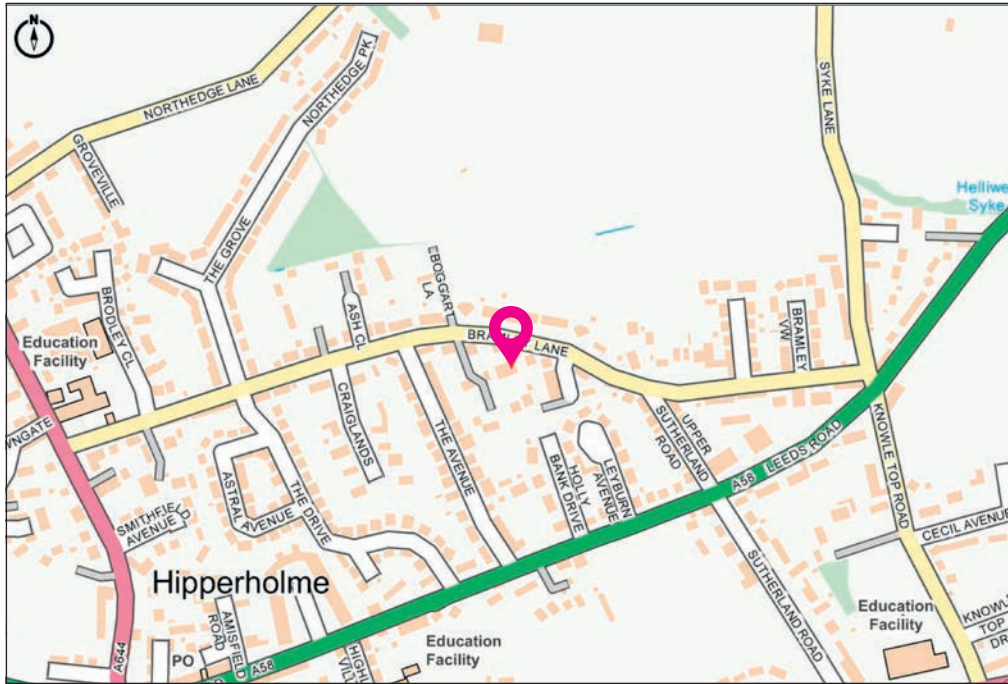
## Local Authority

Calderdale MBC

## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.





## Services

We understand that the property benefits from mains electric, gas, water and sewage.

## Tenure

Leasehold with 999 years remaining from 01/01/1980 the owner will also have a share in the freehold.

Ground rent: £15 per annum

Service Charge: £1,600 per annum (£400 per quarter)

## Directions

From Halifax Town centre proceed along the A58 Godley lane towards Stump Cross. At the Stump Cross traffic lights stay in the right hand lane and continue along the A58 Halifax Road towards Hipperholme and upon reaching the traffic lights turn left into Denholme Gate Road. Continue up the hill and just before Hipperholme Grammar School on the right turn right into Bramley Lane and after a short distance 79 Bramley Lane can be found on the right and is identified by our 'For Sale' board.

For satellite navigation: **HX3 8NS**

## EPC Rating

EER: Current 70 – Potential 79

## Local Information

### Nearest Stations

Brighouse	3.1 miles
Halifax	3.4 miles

### Nearest Schools

Hipperholme Grammar	0.3 miles
Lightcliffe C of E Primary School	0.5 miles
Lightcliffe Academy	1.0 mile
Brighouse High School	1.8 miles

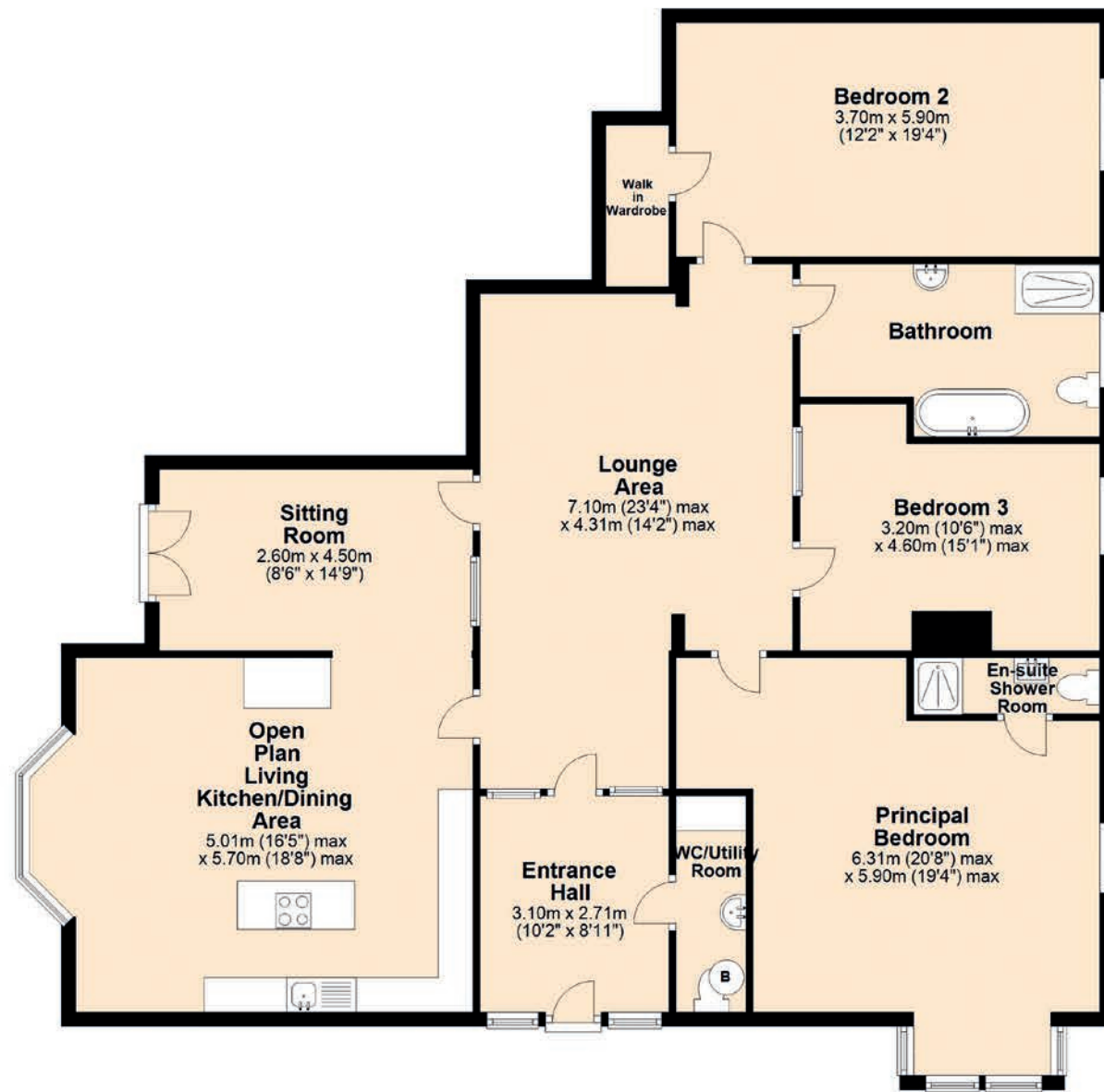
### Motorway Network

Junction 25, M62	3.9 miles
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# Floor Plans

## Ground Floor



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Property House  
Lister Lane, Halifax, HX1 5AS  
**01422 380100**  
charnockbates.co.uk

250 Halifax Road,  
Ripponden, HX6 4BG  
**01422 823777**  
email: homes@charnockbates.co.uk

Oak House,  
New North Road, Huddersfield, HD1 5LG  
**01484 903000**  
rightmove.co.uk