

MARSH & MARSH PROPERTIES

9 Bramley View, Hipperholme, HX3 8ST

£295,000



This three bedroomed, semi-detached, property; situated at the end of the quiet and peaceful cul-de-sac of Bramley View, on the outskirts of the highly sought after Hipperholme village. The property benefits from not only being nestled in a private location but its slightly elevated position creates a truly private space. The property is also offered with the added benefit of NO CHAIN. An ideal family home or property for someone looking for that special something. The driveway, to the front elevation, offers ample parking for three cars, with an additional space provided by the attached single garage. The beautifully presented rear gardens create the perfect place to sit back and relax in a private space that is lush with wildlife. The front garden offers a charming frontage to the house that certainly enhances the kerb appeal.

Internally the property offers a fantastic opportunity for you to put your own stamp onto this house and create something really special that is tailored to your own tastes. The property features a spacious living room, family dining room, well laid out kitchen, ground floor WC, three good sized bedrooms (two with space for a double bed) and a house bathroom. Just step inside and you will immediately see the exciting potential on offer with this home.

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The property is situated in Lightcliffe, just a "stone's throw" from Hipperholme village centre and benefits from the local amenities, shops and services; including parks, golf courses, doctors and dentists. There are fantastic transport connections, with the M62 motorway being only a 10 minute drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The towns of Brighouse, Halifax and Huddersfield offer excellent regional rail links, including access to the Grand Central train service. There are also ample bus services, running regularly, close by.

Owing to the copious number of features on offer with this well-presented property, all offered with the added benefit of NO CHAIN, an internal inspection is essential to fully appreciate this charming home.

From the front of the property a uPVC double glazed door opens into the

PORCH

An ideal addition to the property creating a barrier from the external to the internal aspect. With a tiled floor and uPVC double glazed surrounding windows.

From the porch a wooden door, with glass panel, opens into the

HALLWAY



An open and spacious entrance hallway that creates the ideal first impression as soon as you step inside the main area of the property. With a uPVC double glazed window to the front elevation, parquet style flooring, under stairs cupboard, single radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A warm, welcoming and inviting living room that is bathed in natural light owing to the large uPVC double glazed window to the front elevation. A gas stove style fireplace, sat on a unique tiled hearth, creates a fantastic central feature for the whole room. With a carpeted floor, wall mounted light fittings, corner inset bookcase and television access point.

From the living room a wooden door opens into the

DINING ROOM



An ideal family dining room that offers ample space for a dining table along with additional furniture. With a large uPVC double glazed window to the rear elevation, parquet wooden floor, central light fitting and two single radiators.

KITCHEN

A well laid out and surprisingly sizable kitchen. The kitchen features a laminated work surface to two walls with under counter cupboards. A corner cupboard offers additional pantry storage space. With a vinyl floor, tiled splashbacks, cooker unit, plumbing for a washing machine, central ceiling omni-directional spotlights, ceiling mounted creel, uPVC double glazed window to the rear elevation,

wooden door to the side elevation and an inset stainless-steel sink with stainless steel taps.



From the kitchen a wooden door opens into the

REAR PORCH

The porch provides access to the rear garden as well as an ideal place to store shoes or boots after gardening. The rear porch also provides access to the single garage via a wooden door. With a tiled floor and numerous windows.

From the rear porch a wooden door opens into the

GROUND FLOOR WC

An excellent addition that provides convenient ground floor facilities. With a tiled floor, tiled splashbacks, close coupled toilet, single glazed window to the side elevation, central light fitting and washbasin.

From the hallway carpeted stairs lead up to the

LANDING

With a cupboard storage area, loft access hatch, frosted uPVC double glazed window to the side elevation, fitted cupboards, carpeted floor and

central light fitting.



From the landing wooden doors open into

BEDROOM 1



BEDROOM 3



A large master bedroom that has ample space for a double bed along with additional bedroom furniture. With a large uPVC double glazed window to the front elevation, carpeted floor, central light fitting and single radiator.

BEDROOM 2

Another generous double bedroom with a carpeted floor, double radiator, central light fitting and large uPVC double glazed window, to the rear elevation, overlooking the gardens.



A generous third bedroom that is ideal for a child's bedroom, work from home office space or guest

room. With a carpeted floor, central light fitting, fitted wardrobes, single radiator and uPVC double glazed window to the front elevation.

BATHROOM



A charming house bathroom that makes excellent use of the space on offer, with its panel bath, over bath mixer shower, glass splash guard, pedestal washbasin, corner cupboard storage space, single radiator, frosted uPVC double glazed window to the rear elevation, carpeted floor, tiled walls and central light fitting.

FIRST FLOOR WC

A separate WC with a vinyl tile floor, close coupled toilet, frosted uPVC double glazed window to the side elevation and central light fitting.

GARDENS



At the front of the property are the large, long and well-maintained gardens that create an ideal first impression from the moment you arrive at the property. The front garden also provides an enhanced level of privacy for the property.



The rear gardens are a fantastic addition to the property, creating the perfect place to sit back and relax or have a barbeque. The garden is bordered by stone wall and bushes to create a private and enclosed space. To the rear of the lawned area is a flagged seating area, garden pond and shed. To the rear of the building is a spacious flowerbed area that is ideal for anyone with green fingers that creates a picturesque backdrop to the house.



PARKING & GARAGE

To the front of the property is a long tarmac driveway that provides ample parking for three cars.

To the rear of the drive is an attached single garage. Large solid wooden doors open into the garage that offers ample space for a car or makes an ideal workshop or storage space.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION



What3words: ///driven.belt.frame

Google Plus Code: P5HX+RG6 Halifax

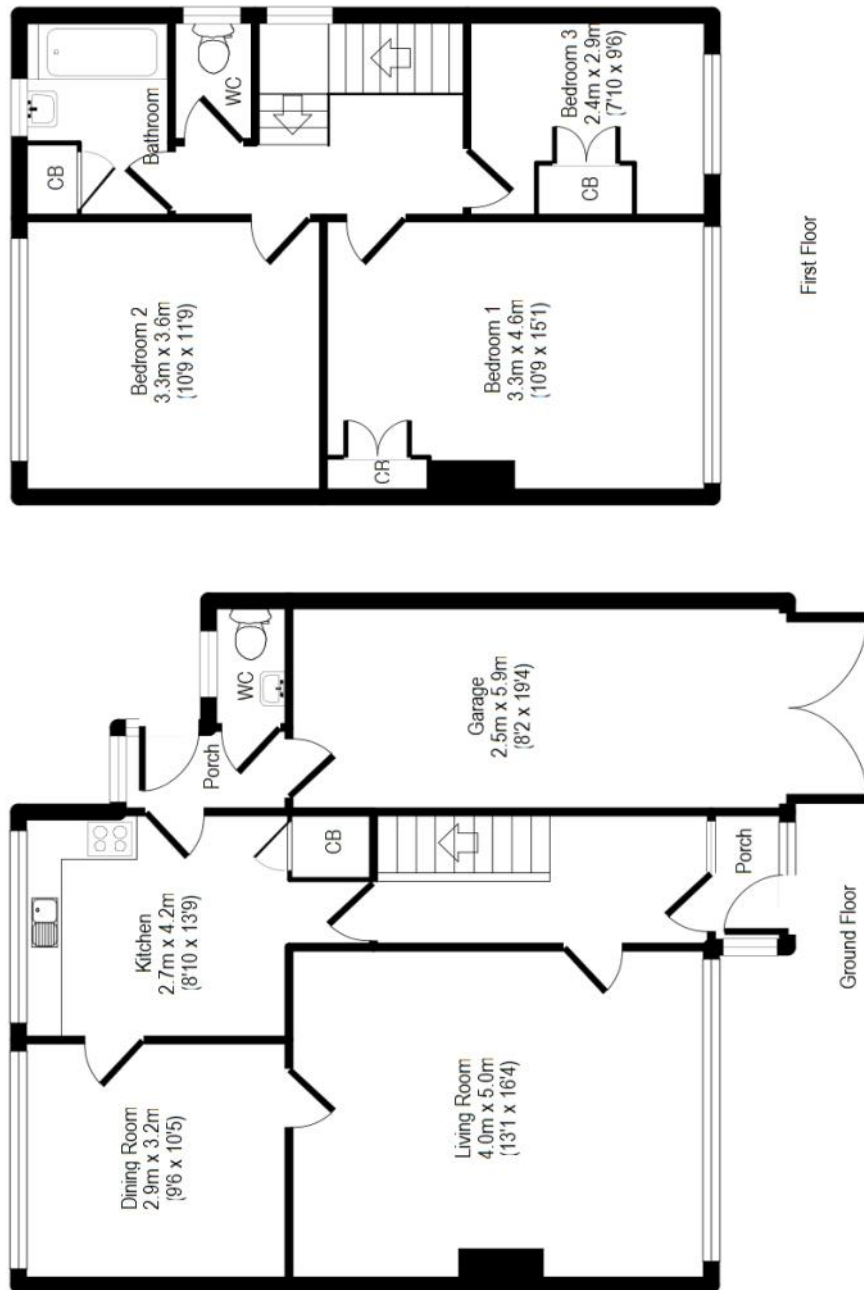
For sat nav users the postcode is: HD3 8ST

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 112 sq. m / 1208 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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