

# bramleys

# For Sale

**18 NEW LANE  
SIDDAL  
HX3 9AH**

**RESIDENTIAL SALES**

**£325,000**



- **DECEPTIVELY SPACIOUS STONE BUILT SEMI-DETACHED**
- **ACCOMMODATION APPROACHING 3,000 SQ FT**
- **5 DOUBLE BEDROOMS WITH 2 EN SUITES**
- **3 SPACIOUS RECEPTION ROOMS**
- **MAGNIFICENT BREAKFAST KITCHEN WITH GRANITE SURFACES**
- **INTEGRAL DOUBLE GARAGING**



*Deceptively spacious and providing accommodation approaching 3,000 sq ft is this 5 bedroomed stone built semi-detached property situated in this residential location. Oozing quality throughout, the property boasts 5 double bedrooms with en suite facilities to both the master and guest room, 3 spacious reception rooms and a magnificent breakfast kitchen with granite surfaces and integrated appliances. The master bedroom suite has French doors leading onto a rear balcony allowing far reaching views. The property has integral double garaging. Only by a personal inspection can one truly appreciate the size and quality of this outstanding family home. Energy Rating: C*

**The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

##### **Entrance Hall**

A composite entrance door with leaded double glazed panels gives access to the main entrance hall which has a magnificent spindle rail balustraded staircase with turned newel post, polished tiled flooring, central heating radiator, Lincrusta paper with dado border and heavy ceiling covings.

##### **Sitting Room**

7.19m x 5.64m (23'7" x 18'6")

A most spacious and imposing room having uPVC double glazed windows to 3 sides and allowing superb far reaching views to the rear. There are 2 central heating radiators, sunken LED lighting, dado rail decor with Lincrusta paper below.



##### **Lounge**

4.22m x 3.99m (13'10" x 13'1")

Situated to the front of the property and having stained oak floor boards, contemporary style recessed gas and log effect fire with glass front, fixture bookshelving, heavy ceiling covings with picture rail beneath and ornate frieze, central heating radiator and solid timber double doors leading through to the:-



##### **Dining Room**

4.27m x 3.96m (14'0" x 13'0")

Peacefully situated to the rear of the property with far reaching views, recessed gas and log effect contemporary style fire with glass front, 2 wall light points, uPVC double glazed window, heavy ceiling covings and picture rail with ornate frieze and centre ceiling rose.



##### **Study**

2.79m x 1.83m (9'2" x 6'0")

Having Amtico style flooring, uPVC double glazed window, central heating radiator and built-in original cupboards with drawer units beneath.

#### **LOWER GROUND FLOOR:**

##### **Inner Vestibule**

A staircase descends to the lower ground floor inner vestibule area with ceramic tiled flooring and central heating radiator. An access door leads to the walk-in store room.

##### **Dining Kitchen**

8.64m x 3.94m (28'4" x 12'11")

Having a range of matching modern floor and wall units with granite working surfaces, concealed lighting to the wall units, double stainless steel sink unit with mixer taps, 5 ring Falcon Range recessed into the chimney breast with extractor fan and light above, integral dishwasher, space for an American fridge/freezer, integrated microwave, ceramic tiled flooring extending through to the sitting area which has a recessed log and gas effect fire and uPVC double glazed French doors leading directly out into the rear gardens. There is sunken low voltage lighting and heavy ceiling covings.



### Utility

2.69m x 1.83m (8'10" x 6'0")

Being plumbed for an automatic washing machine and having a central heating radiator and an additional uPVC access door.

### Cloakroom/wc

The tiled flooring extends from the utility into the cloakroom/wc which has a low flush toilet and hand wash basin.

### Integral Double Garage

7.16m x 5.69m (23'6" x 18'8")

Having a roller shutter electrically operated door, power and light points, inset stainless steel sink unit with mixer taps and side drainer with cupboards beneath.

### FIRST FLOOR:

#### Landing

A spindle rail balustraded staircase rises from the main entrance hall to the first floor landing.

#### Bedroom

3.68m x 4.27m (12'1" x 14'0")

Having a central heating radiator, uPVC double glazed window, fitted robes with hanging and shelving facilities, heavy ceiling coving and picture rail.



#### Bedroom

3.15m x 4.32m (10'4" x 14'2")

Peacefully situated to the rear of the property with superb far reaching views across Halifax. There is a central heating radiator, uPVC double glazed window and built-in robes.



### Family Bathroom

Being half tiled to the walls and having a fully tiled floor. There is a 3 piece white suite comprising low flush toilet, pedestal wash basin with chrome mixer taps and a panelled bath with overhead rainwater head shower and additional shower hose. There are chrome mixer taps and full tiling to the shower area. The bathroom also has a uPVC double glazed window, built-in store cupboard and chrome ladder style radiator.



### Master Bedroom Suite

5.66m x 7.14m inc en suite & robes (18'7" x 23'5" inc en suite & robes)

Comprehensively fitted with a range of 9 door fitted robes with overhead shower cupboards and integral shelving and hanging space. There are 2 central heating radiators, sunken LED lighting, uPVC double glazed windows to the front and side and French doors to the rear leading out onto the rear balcony which has wrought iron rails surrounding.



### En Suite

Being half tiled to the walls and being fully tiled to the floor. There is a 4 piece suite comprising low flush toilet, vanity wash basin with cupboards beneath and chrome mixer taps and a large deep sunk bath with chrome mixer. There is a steam and shower cabinet with seating, body jets and shower heads.



## SECOND FLOOR:

### Landing

A staircase rises to the second floor landing.

### Bedroom

5.64m x 3.18m plus recessed areas (18'6" x 10'5" plus recessed areas)  
There is solid wood flooring, 2 central heating radiators, 4 Velux windows and an additional uPVC gable window providing a most light and airy room.



### Bedroom

3.00m x 5.64m max (9'10" x 18'6" max)

With partial restricted roof height, there are exposed ceiling beams, Velux windows to both the front and rear, central heating radiator, painted floor boards, additional eaves storage and built-in robe with hanging and shelving facilities.



### En Suite Shower Room

Being fully tiled to both the floor and walls and having a 3 piece suite comprising low flush toilet, vanity wash basin with cupboards beneath and a fully tiled corner shower cubicle. There is also a central heating radiator and Velux window.



## OUTSIDE:

The property has gardens to the rear. There is a shared driveway with an access leading to the rear of the property.

## COUNCIL TAX BAND:

B

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## VIEWING:

Contact the agents.

## MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## DIRECTIONS:

Leave the centre of Halifax via Water Lane, following the road onto Siddal New Road. This automatically becomes Whitegate Road. Take the left hand turning into Siddal Grove, following the road to the brow of the hill and round to the left where the property will be found immediately on the left hand side.





### Energy Performance Certificate

18, New Lane, Siddal, HALIFAX, HX3 9AH

Dwelling type: Semi-detached house	Reference number: 9063-2808-7505-9708-3141	
Date of assessment: 08 October 2018	Type of assessment: RdSAP, existing dwelling	
Date of certificate: 08 October 2018	Total floor area: 340 m <sup>2</sup>	

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,790
Over 3 years you could save	£ 780

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 408 over 3 years	
Heating	£ 4,962 over 3 years	£ 4,182 over 3 years	
Hot Water	£ 420 over 3 years	£ 420 over 3 years	
<b>Totals</b>	<b>£ 5,790</b>	<b>£ 5,010</b>	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> <b>You could save £ 780 over 3 years</b> </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
75	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 780
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 822

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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