



Bramley Lane, Halifax HX3 8JJ

welcome to

Bramley Lane, Halifax

A well-presented home located in the sought-after Hipperholme area, offered to the market at offers over £150,000. Featuring an open-plan kitchen and lounge. Call us NOW to book your viewing!



Open Plan Lounge/ Kitchen

17' 11" x 14' 11" (5.46m x 4.55m)

The kitchen comprise of herringbone flooring, ceiling spotlights, matching wall and base units with work top over, integrated appliances, oven with gas hob. The lounge comprises of wood flooring, electric fire, spiral staircase leading to first floor.

Bedroom

14' 11" x 11' 8" (4.55m x 3.56m)

The bedroom comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes. UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of tiled walls and flooring, gas central heating radiator, low level W/c, wash hand basin, fully fitted shower, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a paved yard.



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Bramley Lane, Halifax

- WELL-PRESENTED PROPERTY IN A POPULAR RESIDENTIAL LOCATION
- IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS
- OFFERED TO THE MARKET AT OFFERS OVER £150,000
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115262 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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