



119 Bramley Lane, Halifax, HX3 8NW

**Offers Over £250,000**

Offered FOR SALE is this THREE bedroom end town house on the popular Bramley Lane in Hipperholme, Halifax. Accommodation comprises; Entrance lobby, lounge and dining kitchen. The lower ground floor comprises of cellar, inner hallway, utility and garage. Ripe for potential to convert to create extra living space. To the first floor; landing, three bedrooms and modern shower room. Garden to front and side. Driveway provides off road parking for one car and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal home for a first time buyer or family. Viewing essential.

## Ground Floor

### Entrance Lobby



Composite obscure double glazed door to front, laminate floor, radiator and telephone point. Staircase access to first floor and door to lounge;

### Lounge 11'11" max x 14'9" max (3.65 max x 4.5 max)



Spacious room with cable point, radiator and Upvc double glazed window to front. Mobile room stat and door to dining kitchen;

### Dining Kitchen 8'6" x 15'1" (2.6 x 4.6)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer, electric oven, gas hob and extractor hood above. Radiator, laminate floor and two Upvc double glazed windows to rear. Door to staircase access to lower ground floor;

### Lower Ground Floor

#### Cellar

Housing the 'Ideal' condensing combi boiler (installed 2025) and gas meter. Door to inner hallway;

## Inner Hallway



Tiled floor and doors to garage and utility;

### Utility 6'10" x 8'4" (2.1 x 2.55)



Having base units with laminate worktop and tiled splashbacks. Housing the fusebox and electric meter. Tiled floor, stainless steel sink and drainer, plumbing for washing machine and space for dryer. Composite obscure double glazed door with obscure double glazed side panel to rear.

### Garage 7'10" x 24'7" (2.4 x 7.5)

Up and over door. Having power and light. Water meter

## First Floor

## Landing



Loft hatch, storage cupboard and doors to shower room and bedrooms;

## Bedroom One 9'2" x 12'9" (2.8 x 3.9)



Double bedroom with radiator, cable point, telephone point and Upvc double glazed window to front.

## Bedroom Two 9'2" x 10'9" (2.8 x 3.3)



Double bedroom with radiator and Upvc double glazed window to rear.

## Bedroom Three 5'10" x 6'10" (1.8 x 2.1)



Single bedroom with radiator and Upvc double glazed window to front.

## Shower Room 5'10" x 6'4" (1.8 x 1.95)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in double shower with glass sliding door and mains waterfall shower. LVT floor, part tiled walls and heated towel radiator. Spotlights and Upvc obscure double glazed window to rear.

## External



To the front is a lawn garden, pebbled area and path leading to the door. Large hard standing area to the front/side. Driveway for one car to side.

## Parking

Driveway provides off road parking for one car. Further on street parking available.

## Tenure

We have been advised by the vendor that the property is freehold.

## Energy Rating

C

## Council Tax Band

A

## Water

Water meter

## Viewings

Strictly by appointment. Contact Dawson Estates.

## **Property to Sell?**

Call for a FREE, no obligation valuation.

## **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

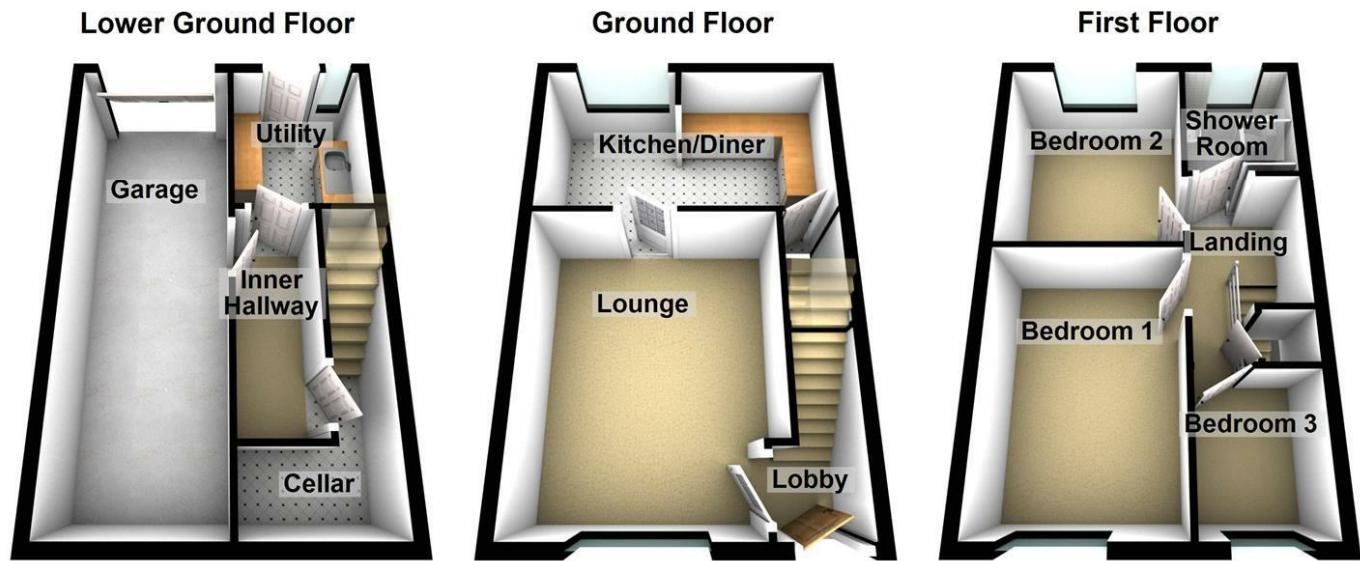
## **Boundaries & Ownerships**

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.

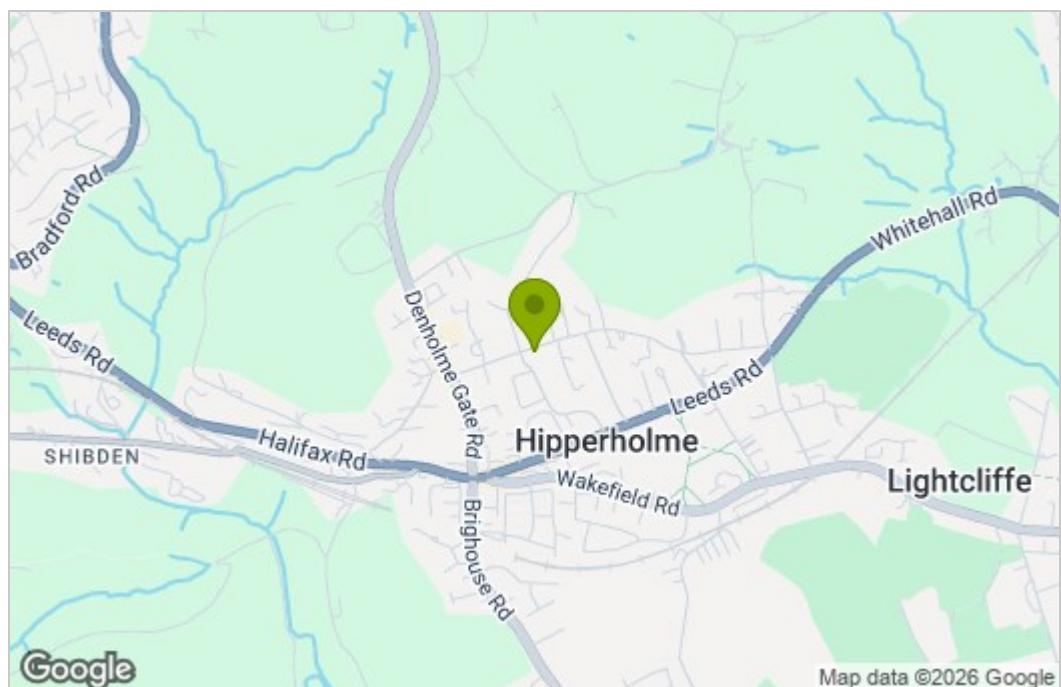
## **Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

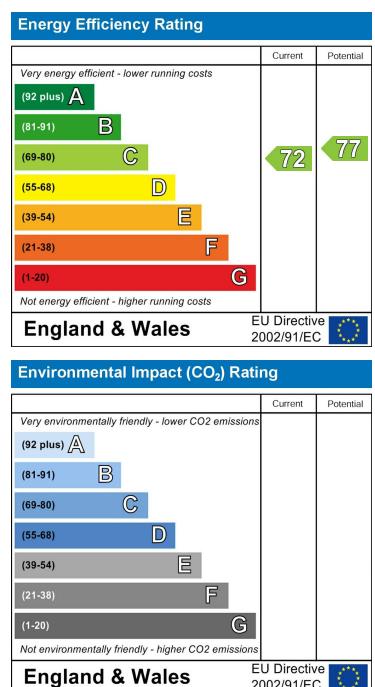
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.