Bramley Lane, Halifax, HX3 8NW
£235,000

Edkins & Holmes
ESTATE AGENTS

Situated in a popular residential area, this well-presented and deceptively spacious home offers flexible accommodation arranged over three floors.

The ground floor comprises a welcoming lounge along with a generous dining kitchen, providing an ideal space for both everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms served by a modern house shower room.

The lower ground floor adds further practicality, housing a useful utility area and integral garage, offering excellent storage and convenience.

Externally, the property benefits from a lawned garden to the front, alongside a low-maintenance side garden—perfect for those seeking easy upkeep. A driveway to the side provides off-road parking.

Ideally located within a sought-after area, the property is well placed for access to local amenities, schools, and transport links.

Early viewing is highly recommended to appreciate the space and versatility this home has to offer.

Ground Floor:

Entrance Hall
Radiator. UPVC Door to front elevation.

Lounge 14'11" x 12'1" (4.553 x 3.687)
Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 9'4" x 15'2" (2.867 x 4.629)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Two UPVC double glazed windows to rear elevation.

Lower Ground Floor:

Utility Room 9'1" x 6'10" (2.776 x 2.104)
Wall and base units. Stainless steel sink. Plumbing for washing machine. Door to rear elevation.

Landing
Stairs from Entrance Hall. Cupboard.

Bedroom One 12'11" x 8'11" (3.946 x 2.736)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'11" x 9'2" (3.340 x 2.799)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'11" 5'11" (2.113 1.812)
Radiator. UPVC double glazed window to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. UPVC double glazed window to rear elevation.

Integral Garage
Power and light.

Garden
There is a lawn garden to the front and low maintenance hardstanding garden to the side.

Council Tax Band
A

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
joke.chase.call

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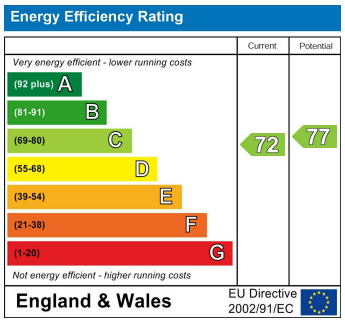

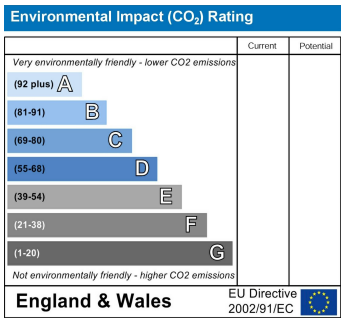

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