

MARSH & MARSH PROPERTIES

32 Towngate, Hipperholme, HX3 8JB

£295,000



Tucked away at the top of Towngate, down a private drive, in the highly sought-after area of Hipperholme village centre, is this charming three bedroomed bungalow. This property is offered with the added benefit of NO CHAIN. Presented in a modern style and having been renovated throughout to create an up-to-date, stylish home. Being located at the head of Towngate the bungalow benefits from the far-reaching views along the Calder Valley. The house also has low maintenance front and rear patio gardens offering the ideal place to sit out and relax whilst benefitting from the rear views. To the front of the house is a driveway offering parking for a car, with an additional secure parking space provided by the integral single garage.

Internally the property is beautifully presented throughout, with its modern and neutral décor, enhanced by the ample amount of natural light throughout owing to its large windows. The house features a large and open plan living / dining room, newly fitted kitchen, three bedrooms and a well-presented and stylish house bathroom. Just step inside and you will immediately be impressed with the fantastic space on offer. The house also benefits from additional storage space in the loft.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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With its quiet location, just a stone's throw from the centre of Hipperholme, this property benefits from all the local shops, fantastic restaurants and well-regarded services in the vicinity. From this property the M62 is only a short drive away, providing quick access to the major cities of Leeds, Bradford and Manchester; an ideal commuter's property. Both Brighouse and Halifax towns are within a short 10 minute drive, again both providing access to their excellent services including the two train stations, with fantastic rail links to the surrounding area, including the Grand Central train service. There are also good primary and secondary schools within walking distance.

Owing to the fantastic amount of features on offer with this three bedroomed bungalow, an appointment to view is essential.

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

PORCH

An ideal entrance to the property providing a barrier from the external to the internal. The porch also provides access to the rear garden by a second uPVC double glazed door and the garage via a wooden door. With its tiled floor, central light fitting and alarm control panel.

From the porch a wooden door opens into the

LIVING / DINING ROOM



An ideal family communal space which is well illuminated via numerous, ceiling, inset spotlights in addition to wall mounted spotlights and is bathed in natural light owing to its two large uPVC double glazed windows and uPVC double glazed French doors that open onto the rear garden. A

central chimney breast houses an elevated gas fire creating a charming central feature for the living area. The dining area also offers ample space for a generous family dining table. With a carpeted floor, telephone access point and two single radiators.



From the living/dining room a wooden door opens into the

KITCHEN

A beautifully presented, newly installed and stylish kitchen that creates a highly functional work space owing to the solid wood work surfaces to two walls, all with illuminated over or under counter cupboards and drawers. The kitchen features a

uPVC double glazed door, to the side elevation, providing access to the front garden. The kitchen is well lit via numerous ceiling inset spotlights in addition to being bathed in natural light owing to the two sets of uPVC double glazed windows to the front and side elevations. With an integrated hob, extractor hood, integrated oven, fitted fridge/freezer, vinyl floor, single radiator, plumbing for a washing machine and an inset stainless-steel sink with a stainless-steel mixer tap.



From the living room / dining room an opening leads directly into the

HALLWAY

With a carpeted floor, central light fitting and loft

access hatch.

From the hallway wooden doors open into

BEDROOM 1



A good sized master bedroom with a carpeted floor, uPVC double glazed window, central light fitting and double radiator.

BEDROOM 2



The second bedroom features a carpeted floor, uPVC double glazed window, central light fitting and double radiator.

BEDROOM 3

An ideal space for a work from home office, guest

room or child's bedroom. With a carpeted floor, uPVC double glazed window, central light fitting and double radiator.



A beautifully presented house bathroom, newly installed and finished in a modern style and décor throughout. With a vinyl floor, panel bath, walk-in rainfall style shower, pedestal washbasin, mermaid board walls, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and a stainless-steel towel radiator.

A pull down ladder leads up to the

LOFT STORAGE

An excellent addition to the property offering additional storage space with a boarded loft area.

GARDENS

BATHROOM



To the front of the property is a patio garden with a raised slate garden area, creating a charming first impression to the property and greatly enhancing the kerb appeal.





To the rear of the property is a generous patio garden, offering a low-maintenance space, benefitting from the far reaching views to the rear elevation. The rear garden is fully enclosed creating a charming and private space.

PARKING & GARAGE



To the front of the property is a brick paved driveway offering parking for a car, with an additional secure parking space provided by the integral single garage.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of

uPVC double glazing, fitted alarm system and gas central heating.



TO VIEW

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

DIRECTIONS

From the Marsh & Marsh Properties office, head up Kirk Lane to the top and onto Towngate. Turn left and then take the first left after 30m. Follow the road around and the property will be directly in front of you, identified by the Marsh & Marsh Properties "For Sale" sign.

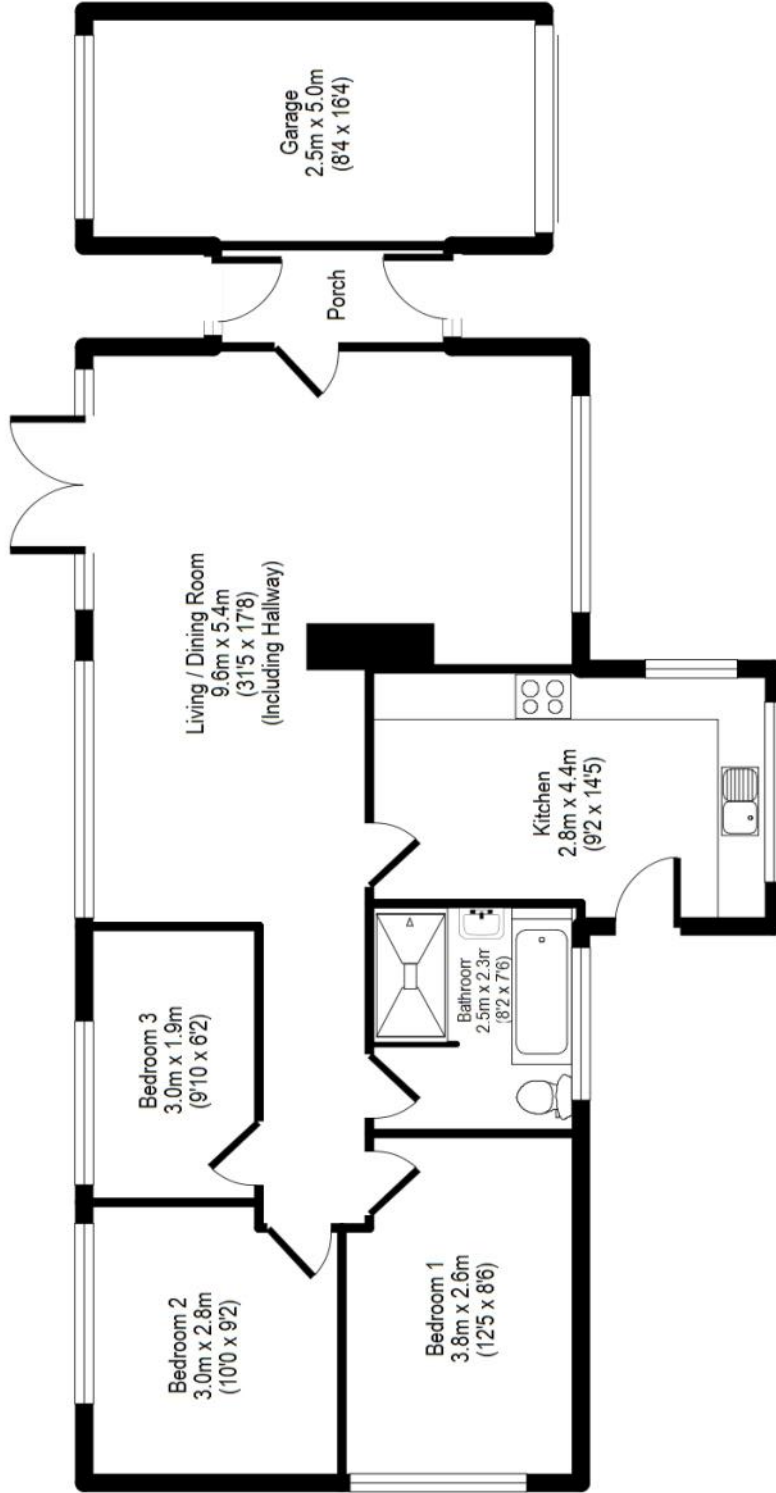
For sat nav users the postcode is: HX3 8JB

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 88 sq. m / 948 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 representation as to the accuracy and 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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