

MARSH & MARSH PROPERTIES

6 Mountfields, Hipperholme, HX3 8SS

Offers Over: £315,000



This beautifully presented, three bedroomed, semi-detached, family home is situated on a quiet and highly sought-after cul-de-sac, on the outskirts of Hipperholme village, in a well-connected and peaceful location. The property is offered with the added advantage of NO CHAIN; the ideal property for any growing family, downsizing couple or professional person looking for a smart and welcoming home. The house features ample parking owing to a front parking space for a car, a car port to the rear of the shared driveway and a single garage to the side of the rear garden offering an additional secure parking space. To the rear is a fully enclosed and well presented, low-maintenance, garden featuring a patio and artificial lawn offering an ideal multi-purpose garden space.

Internally the property is well presented, offering any prospective purchaser the opportunity to move in with little work required. The house has a welcoming feeling throughout and has plenty on offer for anyone looking for a warm and welcoming environment. With an inviting and cosy living room, spacious and feature-rich dining kitchen, utility room, ground floor WC, three bedrooms (two with ample space for a double bed), house bathroom and a boarded storage loft. Just step inside and you will certainly be impressed with everything this house has to offer.

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

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The property is situated in Hipperholme, just a "stone's throw" from Hipperholme village centre and benefits from the local amenities, shops and services; including parks, golf courses, doctors and dentists. There are fantastic transport connections, with the M62 motorway being only a 10 minute drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The towns of Brighouse, Halifax and Huddersfield offer excellent regional rail links, including access to the Grand Central train service. There are also ample bus services, running regularly, close by.

Owing to the copious number of features on offer with this well-presented property, all offered with the added benefit of NO CHAIN, an internal inspection is essential to fully appreciate this charming home.

From the side of the property a composite door opens into the

DINING KITCHEN



This beautifully presented, bright and spacious dining kitchen offers an ideal first impression from the moment you step inside. The room is offered

with a modern décor throughout and is well lit via numerous omni-directional ceiling spotlights, under cupboard lighting and bathed in natural light owing to a Velux window and large French doors that open out onto the rear garden. The dining space offers more than ample space for a family dining table. To the centre of the room a kitchen island doubles as a breakfast bar in addition to offering ample work space. The counters, to two walls, and the island, all feature high-quality solid granite work surfaces and over and under counter cupboards and drawers. With an integrated hob, integrated microwave, integrated dual oven, extractor hood, solid wooden floor throughout, double radiator, fitted dishwasher, under stairs storage pantry and an inset stainless steel sink with stainless steel mixer tap.





From the dining kitchen a wooden door opens into the

UTILITY ROOM



An excellent addition to the property, the utility room offers a dedicated work space, tucked out of the way, to the side of the dining kitchen. The utility room features laminated work surfaces to two walls, plumbing for a washing machine, space for a dryer, over and under counter cupboards and drawers, laminated floor, double radiator, central light fitting and a stainless steel sink with stainless steel mixer tap.

From the dining kitchen a wooden door opens into the

HALLWAY

With a wooden floor, central light fitting, double radiator, under stairs storage, front composite door, uPVC double glazed windows and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM

This well-presented and cosy living room features

the ideal family communal space to sit back and relax. The room benefits from a multi-fuel stove, on a tiled hearth and with wooden mantelpiece, creating an ideal central feature for the whole room and the perfect way to warm the whole house in an energy efficient way. The room receives ample natural light owing to the uPVC double glazed bay windows to the front elevation. With a central light fitting, carpeted floor, single radiator, cornice to ceiling and television access point.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, uPVC double glazed

window to the side elevation, cupboard storage space, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room benefits from a wall length set of fitted wardrobes to one side, with sliding mirrored doors, offering a fantastic amount of storage space. With a carpeted floor, central light fitting, cornice to ceiling, double radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2



Another generous double bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 3



An ideal room for a guest bedroom, child's room or as a work from home office space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

A well laid out and presented house bathroom

that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath shower, folding glass splash guard, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, tiled floors, tiled walls, central light fitting and a frosted uPVC double glazed window to the side elevation.



To the rear of the property is a charming, fully enclosed, garden; featuring a patio seating area to the edge of the property with an artificial lawn running to the far end of the garden. To one side is a slate flowerbed section and at the end of the garden is a large storage shed. The garden is bordered by a wooden fence creating a secure environment for children and pets to play.



From the landing a pull down ladder provides access to the

LOFT STORAGE

A boarded loft offering ample additional storage space.

GARDEN



PARKING



To the front of the property is a brick paved parking area offering space for up to two cars.

At the end of a shared drive is a car port offering a covered parking space for a car with a single garage, to the rear of the car port, offering an

additional secure parking space.



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.

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 Hipperholme traffic lights, head towards Wyke on Leeds Road (A58) for 0.6 miles. Just before Lightcliffe Golf Club turn left onto Syke Lane and then left again onto Bramley Lane. Continue for 150m and turn right onto Mountfields. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

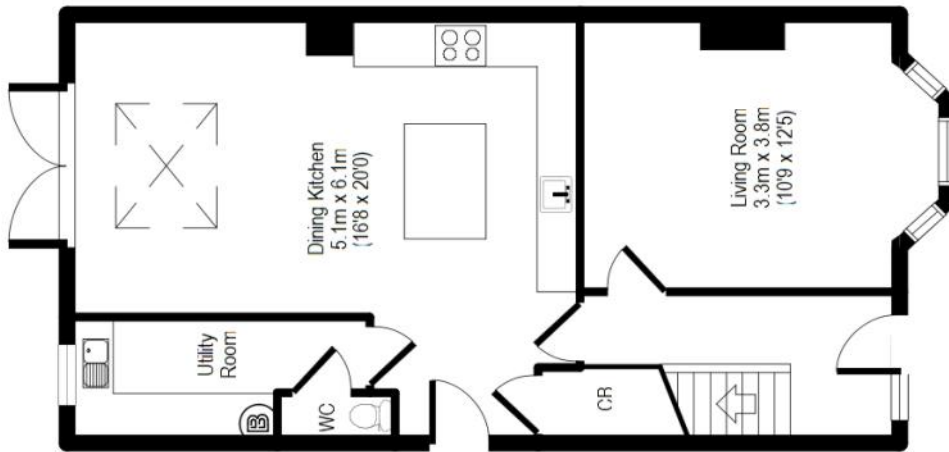
For sat nav users the postcode is: HX3 8SS

MORTGAGE ADVICE

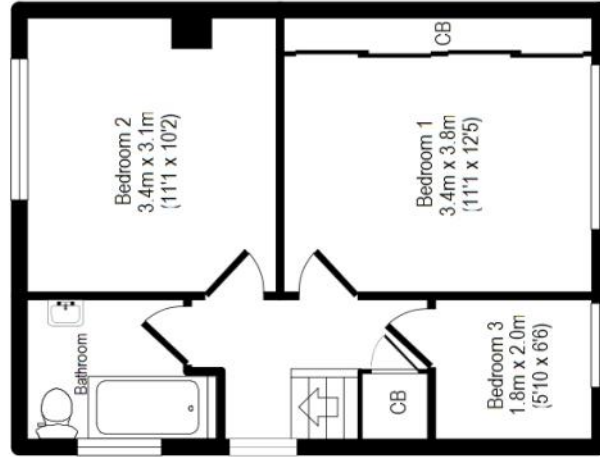
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 939 sq. ft



Ground Floor



First Floor

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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