

MARSH & MARSH PROPERTIES

22 Wakefield Road, Hipperholme, HX3 8AA

£165,000



Situated in the heart of Hipperholme village centre is this three bedroomed, semi-detached, property; the perfect new home for any first time buyer, growing family or professional couple looking for that special something. The house has plenty on offer including a private, fully fenced, front garden; featuring pebbled front drive with double gate and lawns that greatly enhance the kerb appeal and privacy of the property. To the rear is a well maintained and low-maintenance decked and patio garden, in a south facing orientation, to create a real sun trap and that also features a “man-cave”. There is ample on street parking to the rear of the property with potential to create a drive into the rear garden if required.

Internally the property is beautifully presented throughout with the opportunity for any prospective buyer to move in with little work required. The house features a modern style and décor throughout and is light and bright owing to the large windows providing a large amount of natural light. With its spacious living room, open plan dining kitchen, three bedrooms (two with ample space for a double bed) and well-presented house bathroom. A boarded loft also provides ample additional storage space with the potential for conversion to a usable room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property also benefits from being within the catchment areas of an outstanding primary and good secondary school and within short walking distance of Hipperholme Grammar School. This house has the advantage of unparalleled transport links to the local area and beyond. With quick and easy access to Brighouse and Halifax, as well as routes onto the M62 motorway to Leeds and Bradford as well as cross Pennine connections to Manchester.

Owing to the fantastic features on offer with the property including its south facing rear garden, modern internal style and well regarded residential location, an internal inspection is essential in order to fully appreciate everything on offer.

From the garden at the front of the property, a flagged pathway leads up to a stained glass uPVC double glazed door that opens into the

LIVING ROOM



As you enter the property you are greeted by an attractive living room, with an open plan staircase leading to the first floor, providing a spacious feeling throughout. The room receives ample

natural light from its large uPVC triple glazed window to the front elevation, overlooking the garden. The room is also well illuminated via the central chandelier light fitting. An electric fire, with stained wood mantelpiece, creates a natural central focal feature for the entire room. With wood laminate flooring, cornice to ceiling, double radiator, TV and telephone access point.



To the rear of the living room a glass panel door opens into the

UTILITY ROOM

Located under the stairs is a good sized utility room, with space for a washing machine, dryer or extra fridge/freezer. The room offers ample storage space as well as secondary access to the property via a glass panel door to the side elevation. With fitted carpets, coat hooks and numerous electric sockets.

DINING ROOM

A good sized dining room with more than ample space for a large family dining table. The room makes the most of its south facing orientation via the large uPVC double glazed French doors, leading directly onto the decked area. With cast iron fireplace and mantelpiece, cornice to ceiling,

vinyl flooring, double radiator, central light fitting and ceiling fan.



The dining room leads directly into the

KITCHEN

A well-appointed and presented kitchen that offers a highly functional room that feels open and spacious. The room is well lit, not only by a large uPVC double glazed window to the side elevation but also from a central light fitting. The kitchen has a complementing colour scheme with granite style laminate work surfaces and splashbacks and veneered over and under kitchen cupboards and drawers. With Beko gas hob and cooker unit, extractor hood, plumbing for a washing machine,

integrated Diplomat dishwasher, space for a fridge, vinyl flooring, and stainless steel 1½ sink and mixer tap.



From the living room a series of carpeted stairs leads up to the

LANDING

A bright landing that receives ample natural light from the uPVC double glazed window to the side elevation. With large central chandelier light fitting, fitted carpet and loft access.

From the landing wood panel doors lead into

BEDROOM 1



A good sized master bedroom that has ample space for a king sized bed as well as other bedroom furniture. The room has a uPVC double glazed window to the rear elevation, overlooking the garden. With fitted carpets, single radiator and central light fitting.



BEDROOM 3



Perfect for a child's bedroom, office or dressing room. The room is well illuminated via a uPVC double glazed window to the front elevation and by a central light fitting. With single radiator and fitted carpets.

BEDROOM 2



Another good sized room that is a similar size to the master bedroom. This room again benefits from a large uPVC double glazed window, this time to the front elevation, overlooking the garden. With fitted carpet, double radiator and central light fitting.

BATHROOM



A stylish and modern bathroom that has been recently installed. At first glance you will immediately notice the sleek shimmer effect mermaid board walls that are presented in complementing colours to create a very chic bathroom. The whole room is well illuminated via the ceiling mounted spotlights as well as the frosted uPVC double glazed window to the side elevation that, on a sunny day, makes the whole room shine with the holographic design. With "P" shaped panel bath, glass splashguard, overhead rainfall shower, vanity counter inset washbasin, close coupled toilet, under counter cupboards, towel radiator, extractor fan and wood effect vinyl flooring.

From the landing a hatch and a pull down ladder leads up to the

LOFT

A part boarded loft providing extra storage space. The loft presents the opportunity to expand into the roof and create another usable room.

GARDENS



This property benefits from two gardens, one to the front and one to the rear. The garden at the front of the property is a low maintenance garden, with a large pebbled section and an assortment of shrub bushes and plants. The front garden is bordered by a privet hedge and fence panels with a large wooden double gate which, in combination with the other plants, creates a private barrier to the front of the property whilst also improving the property's kerb appeal. At the edge of the garden is a pebbled pathway that leads to the side of the property and towards the rear garden.

The rear garden can be accessed by: a gate to the side elevation, via the dining room's French doors or via the rear street gate entrance. The French doors open directly onto a raised decked area, perfect for making the most of the garden's south facing orientation. The decked area has a series of steps leading down to a large patio garden with an assortment of potted plants and shrub bushes. To the far end of the garden is a "man cave" and

greenhouse. The garden is private owing to the wood panel fence to all sides and the privet hedge to the rear.





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.

PARKING

To the rear of the property there is on street parking.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648 400.

DIRECTIONS

From the Marsh & Marsh Properties shop head towards Hipperholme traffic lights on Leeds Road (A58). At the traffic lights travel straight over onto Leeds Road, and stay in the right hand lane turning immediately at the first right (before Tesco's) onto Wakefield Road (A649)

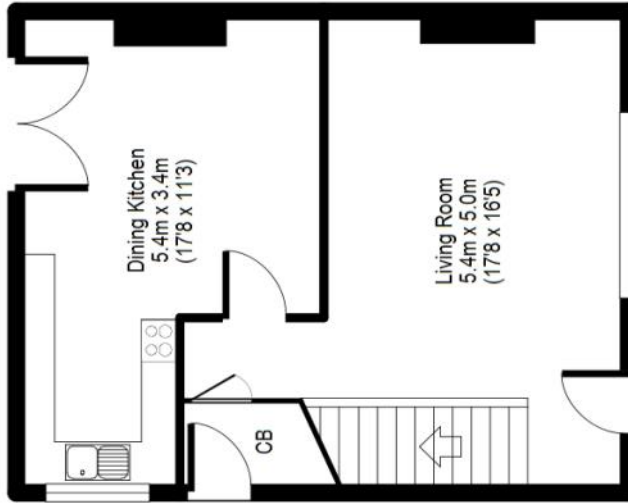
For sat nav users the postcode is: HX3 8AA

MORTGAGE ADVICE

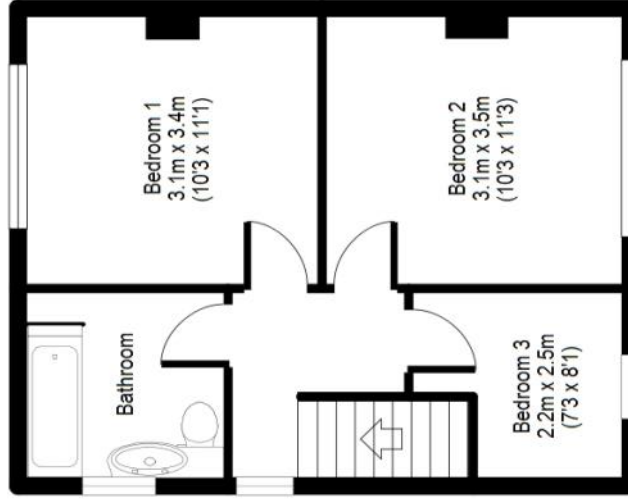
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a

22 Wakefield Road, Hipperholme, HX3 8AA

74 sq. m / 791 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

(c) Marsh and Marsh Properties