

MARSH & MARSH PROPERTIES

10 Craiglands, Hipperholme, HX3 8NR

£650,000



Situated on one of the most prestigious streets, in the highly sought after village of Hipperholme, is this beautifully presented, four bedroomed, detached, bungalow. If you are looking for that truly “special something”, a premier property, offering a large amount of space both externally and internally, in beautiful condition, then this will be the home for you. The property is also offered with the added advantage of NO CHAIN. The modest and charming frontage to the property hides its true size and scope.

The approach down Craiglands offers a charming first impression, with well-manicured gardens to both sides and ample open and green space. The property features plenty of parking owing to the large driveway, to the front elevation, offering parking for 6+ cars with additional secure parking spaces located in the double garage to the rear of the driveway. The house features surrounding lawned gardens to all sides, with the rear garden fenced and gated to the front creating a private space for pets or children to play in a secure setting. The rear also features a large decked area, ideal to sit out and relax. The garden features an assortment of trees creating an idyllic setting.

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

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Internally the property will continue to impress and has a spacious feel throughout with a large and open plan living room and dining kitchen area creating the ideal family communal space. With a warm and inviting sitting room, adjoining snug, four bedrooms (one with en-suite), large and well-appointed house bathroom, separate WC and utility room. The house also features a large boarded loft with pull down ladder offering a fantastic amount of additional storage. The house is presented in immaculate condition throughout, therefore, presenting the ideal opportunity for someone to move in with little work required. Its neutral colour scheme is the perfect blank canvas for any prospective buyer to put their own immediate stamp onto. Just step inside and you can't fail to fall in love with this property.

Its close proximity to Hipperholme village is an excellent feature, being within walking distance of the shops and services including the highly rated restaurants, bars, bistros, doctors, dentists and supermarkets. The property also benefits from fantastic transport connections with both Brighouse and Halifax being just 10 minutes' drive away; both offering access to excellent train links with regular services to all local towns, including London via the Grand Central train service. The M62 is only a short 10 minutes' drive away providing quick routes to the major cities of Leeds, Bradford and Manchester.

Owing to the whole host of features on offer with this premium property, including its large and surrounding gardens, spacious and immaculately presented internals and its highly prestigious residential location, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

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

HALLWAY

A perfect reception to the property, first impressions being everything; this large and open hallway runs the length of the property and provides access throughout. Its large and open design creates a fantastic flow throughout the house. The hall also features a spacious storage cupboard, ideal for coats and shoes and also

provides access to the boarded loft via a pull-down ladder. With a carpeted floor, ceiling inset spotlights, alarm control panel and modern style radiators.



From the hallway double doors open into the

LIVING ROOM



A grand, large and open plan living room which has fantastic potential to be the ideal family communal space. The area can be configured in a multitude of ways to create the ideal personal area; with so much open area it can fit anyone's needs. The living room features large sliding uPVC double glazed doors, to the far end, providing the perfect view of the garden to the rear and creates

the feel of letting the outside in whilst also bathing the area in natural light. With numerous ceiling inset spotlights, wall mounted light sconces, modern vertical style radiator, modern horizontal style radiator, carpeted floor and television access point.



From the living room a large opening leads directly into the

DINING KITCHEN



Another grand space; the dining kitchen is any culinary enthusiast's dream. Boasting two large uPVC double glazed windows, a set of uPVC double glazed sliding doors and six Velux windows, this space is not short of natural light. The room is

also well lit via numerous ceiling inset spotlights, wall sconces and multiple designer down lights. To one end of the room is a large space, ideal for a family dining table. The kitchen features units to one side, a central island that also doubles as a breakfast bar and a set of units to the far side of the room. The kitchen's work surfaces are all solid granite creating a beautiful finish. With two integrated ovens, integrated microwave, modern integrated hob, counter inset motorised extractor, modern style radiator, fitted dishwasher, tiled floors, fitted fridge/freezer and a stainless steel inset counter sink with stainless steel mixer tap.



From the hallway a wooden door opens into the

SITTING ROOM



This room is a fantastic addition, providing a cosy space for you to sit back and relax. The sitting room provides a more conventional style living area and features three uPVC double glazed windows to the front and side elevations creating a dual aspect for the room. A central electric fire, on a granite hearth and with granite mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, central light fitting, wall mounted light fittings, cornice to ceiling, double radiator and television access point.

From the hallway a wooden door (or from the sitting room dual wooden doors) open into the

SNUG



Another fantastic addition to the property, this snug could also double as a large work from home office space or fit any needs of the new owners such as a games room or reading room. With a carpeted floor, double radiator, central light fitting, cornice to ceiling and uPVC double glazed window to the side elevation.



From the living room a wooden door opens into

BEDROOM 1

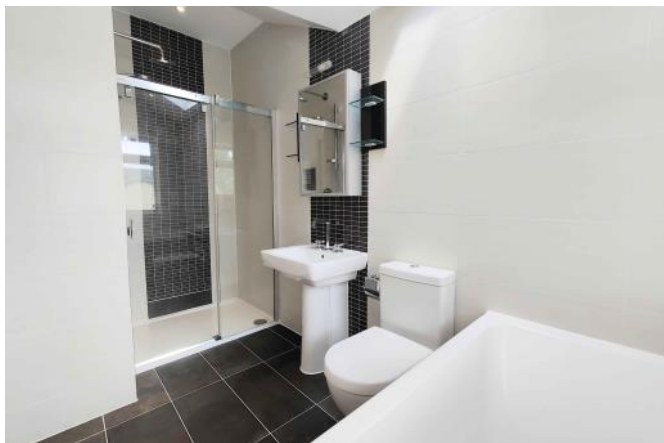


A beautifully presented master bedroom offering ample space for a double bed along with additional furniture. The room features two large fitted wardrobes providing plenty of storage space. The room also has the advantage of a set

of uPVC double glazed sliding doors, to the rear, allowing access onto the decking. With a carpeted floor, uPVC double glazed window to the side elevation, modern style radiator and ceiling inset spotlights.

From bedroom one a wooden door opens into its

EN-SUITE



A modern and stylish en-suite bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, close coupled toilet, pedestal washbasin, alcove inset rainfall style shower, ceiling inset spotlights, tiled splashbacks, tiled floor, towel radiator, frosted uPVC double glazed window to the side elevation and an extractor fan.

From the hallway wooden doors open into

BEDROOM 2

A large second bedroom offering space for a double bed along with additional bedroom furniture. With a carpeted floor, single radiator, uPVC double glazed window to the side elevation and ceiling inset spotlights.



BEDROOM 3



A good sized third bedroom, benefitting from two sets of fitted wardrobes to one side of the room. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation and ceiling inset spotlights.

BEDROOM 4



An ideal guest room or child's bedroom. With a carpeted floor, single radiator, uPVC double glazed window to the side elevation and ceiling inset spotlights.

BATHROOM

A beautifully presented house bathroom, with a modern colour scheme and style. With a large

panel bath, walk in style rainfall shower (featuring a curved glass splash guard), tiled floor, ½ pedestal washbasin, close coupled toilet, two frosted uPVC double glazed windows to the side elevation, stainless steel towel radiator, ceiling inset spotlights and an extractor fan.



WC



A separate WC providing additional facilities for the property. With a tiled floor, tiled splash backs, close coupled toilet, washbasin, ceiling inset spotlights and an extractor fan.

UTILITY ROOM

A well-presented and laid out utility room that has a high quality finish and provides a fantastic work

space. The room features solid counters to one side with over and under counter cupboards. With plumbing for a washing machine, tiled floor, ceiling inset spotlights and an inset stainless steel sink with stainless steel mixer tap.



From the utility room a wooden door provides integral access to the

DOUBLE GARAGE

A large and spacious double garage, ideal for secure car parking or perfect for additional storage space. The garage could also be converted, building regulations permitting, into additional living/bedroom space should there be a requirement. With central light fitting, power outlets and two garage doors (one electric and one manual opening operation).

GARDENS



To the front of the property are surrounding lawned gardens, adorned with trees and with flower beds to one side, creating the perfect first impression upon arriving at the property and greatly enhancing the property's kerb appeal. The front garden is separated from the rear via wooden fences and gates to increase rear privacy.



lawns have an assortment of trees creating an idyllic backdrop to the property. To the edge of the building is a large decked area, fenced in from the rest of the garden, creating an ideal space to sit out and relax, to entertain or to have a barbeque.



To the rear of the property are the large lawned gardens, fully enclosed by wooden fence and hedge to create an ideal space for children and pets to play in a secure environment. The rear





Sale” sign in the front garden.

For sat nav users the postcode is: HX3 8NR

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.

PARKING



To the side of the property is a large tarmac driveway, offering ample parking for 6+ cars.

To the rear of the drive the garage offers an additional two secure parking spaces.

GENERAL

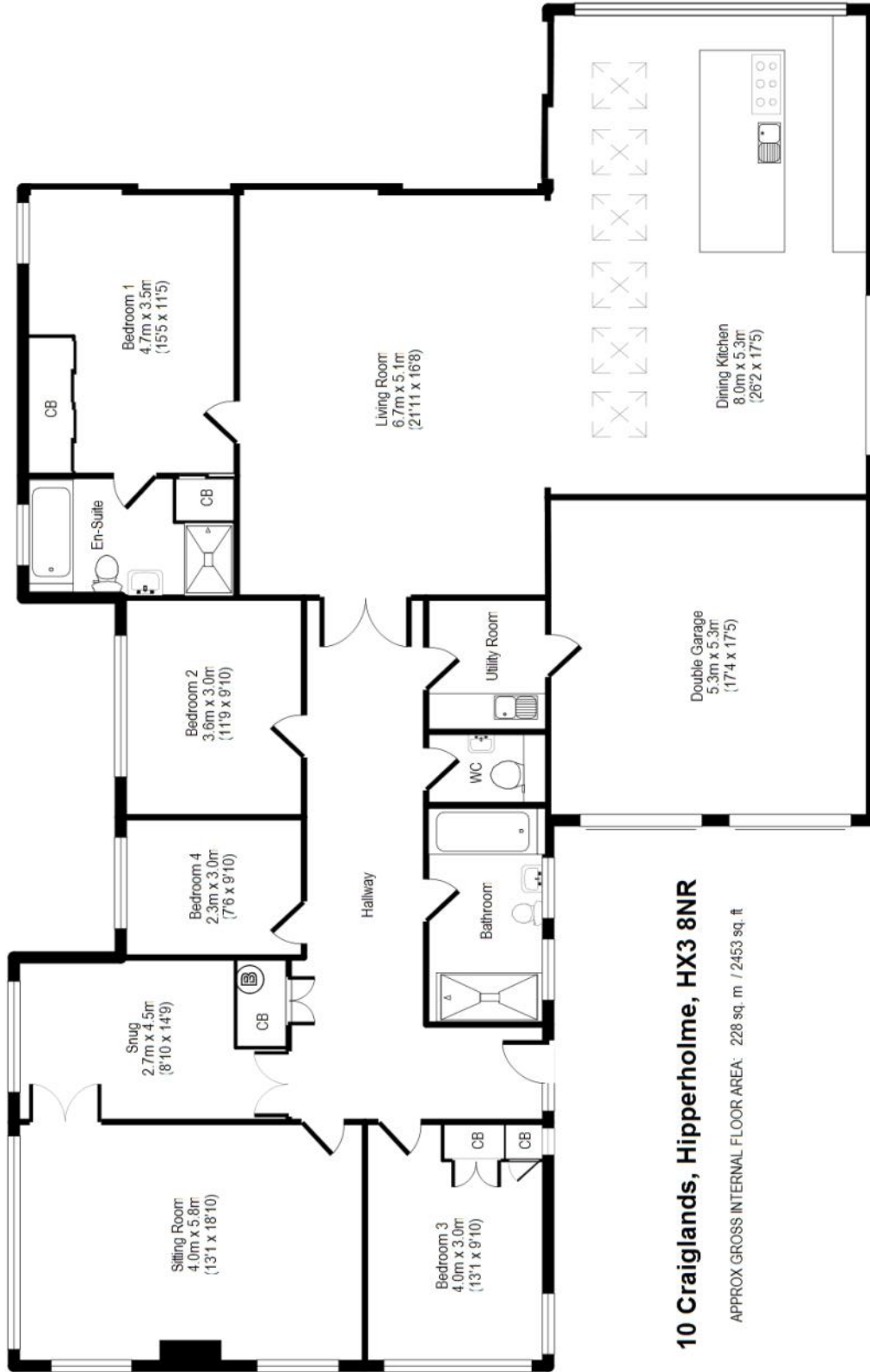
The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

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

DIRECTIONS

From Hipperholme village centre head towards Coley on Denholme Gate Road (A644) for 0.2 miles and before Hipperholme Grammar School turn right onto Bramley Lane. Continue for a further 0.2 miles and look out for the Marsh & Marsh Properties “For Sale” sign on the right hand side and turn right onto Craiglands. The property will be located half way down Craiglands and can be identified by the Marsh & Marsh Properties “For



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APPROX GROSS INTERNAL FLOOR AREA: 228 sq. m / 2453 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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