

# MARSH & MARSH PROPERTIES

11 Smithfield Avenue, Hipperholme, HX3 8HZ

£475,000



If you are looking for that “special something”, a truly ideal family home, then look no further than this fantastic opportunity. A four bedroomed, detached, family home, situated at the end of a quiet cul-de-sac, on one of the most sought-after residential locations in the well regarded Hipperholme village and offered with the advantage of NO CHAIN. This large property is situated in a private location with beautifully presented lawned gardens, to both the front and the rear of the property, being well maintained and landscaped and all fully enclosed to create a private and secure space. The property features a large forecourt with ample parking for 4+ cars with an additional two secure parking spaces in the attached garage.

Just step inside and you will certainly be impressed with the vast potential on offer with this family home. Presented in good condition the house boasts a large amount of space throughout. Owing to its large windows this is a light and bright property offering a pleasant space that has a warm and welcoming feeling from the moment you step inside. With its large, spacious and open plan living & dining room benefitting from a dual aspect to the front and rear elevations, well laid out kitchen, ground floor WC, four double bedrooms, bathroom and shower room. Owing to the fantastic potential on offer it presents the ideal opportunity for someone to put their own stamp on the property and create something truly special.

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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 fantastic potential on offer with this spacious property, including its open nature, large rooms throughout and large gardens, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a front storm porch provides access to the substantial front wooden door that opens into the

### HALLWAY

A warm, welcoming and inviting space that creates the ideal first impression from the moment you step inside the property. Its neutral colour scheme is enhanced by the central light fitting and the front frosted glass to the porch providing a light and bright space. With a carpeted floor, large under stairs storage cupboard, cornice to ceiling and skirting board radiators.

From the hallway wooden doors open into the

### LIVING & DINING ROOM



This large and open plan living and dining room is

in an "L" shape offering defined spaces and benefits from a dual aspect nature owing to the uPVC double glazed window, to the front elevation, and large uPVC double glazed sliding doors opening into the rear garden that bathe the whole room in natural light. An elevated electric fireplace, on a granite hearth and with wooden mantelpiece, creates a fantastic central feature for the whole room. There is ample space for a three piece suite and family dining table. With a cornice to ceiling, skirting board radiators, carpeted floor, central light fitting, ceiling inset spotlights and a television access point.



### KITCHEN

A spacious kitchen that features laminated work

surfaces to four sides of the room, all with over and under counter cupboards offering plenty of storage space. A uPVC double glazed door to the side elevation provides access to the patio garden. With an integrated dual oven, integrated gas hob, extractor hood, double radiator, vinyl flooring, splashback tiling, central strip light, uPVC double glazed window overlooking the large rear garden, plumbing for a dishwasher, space for a fridge/freezer unit and a double sink with drainer and a mixer tap.



### WC

An ideal addition to the property providing ground floor facilities. With a carpeted floor, single radiator, washbasin, low flush toilet, frosted uPVC

double glazed window and central light fitting.

From the hallway carpeted stairs lead up to the

### LANDING

With a central light fitting, single radiator, uPVC double glazed window on the stairwell, airing cupboard and storage cupboard.

From the landing wooden doors open into

### BEDROOM 1



A large master bedroom offering ample space for a king sized bed along with additional bedroom furniture. The room's two uPVC double glazed windows, to the rear elevation, overlooking the garden provide ample natural light. With two central light fittings, carpeted floor and single radiator.

### BEDROOM 2

Another spacious bedroom again offering space for a king sized bed along with additional furniture. A set of fitted wardrobes to one side of the room offers ample storage space. With a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the front elevation.



### BEDROOM 3



A large third bedroom with space for a king-sized bed and features a uPVC double glazed window

overlooking the gardens to the rear elevation. With two central light fittings, carpeted floor and single radiator.

### BEDROOM 4



The ideal work from home office space, guest bedroom or child's room. This spacious fourth bedroom features a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

### SHOWER ROOM



A beautifully presented and modern shower room that makes excellent use of the space on offer. With a wall length walk-in shower cubicle with a rainfall style shower head, mermaid board walls, wood laminate flooring, low flush toilet, vanity inset washbasin, central diffuser style light fitting and a frosted uPVC double glazed window to the side elevation.

### BATHROOM

A charming bathroom providing further wash facilities for the first floor. With a panel bath, vanity inset washbasin, tiled walls, carpeted floor, over bath shower, frosted uPVC double glazed window to the front elevation, airing cupboard and central light fitting.



### **GARAGE**

A large attached double garage, featuring a front opening double door, offering secure parking for two cars. The garage would also make the ideal workshop or place to run a home business. To the rear corner of the garage is a utility area with plumbing and power for a washing machine and dryer. The garage features uPVC double glazed windows to either side, central lighting, numerous power outlets and a uPVC double glazed door to the rear elevation.

### **GARDENS**



To the front of the property is a beautifully presented and landscaped lawned garden with

flowerbed and shrub border that creates the ideal welcome to the property and greatly enhances the kerb appeal. The front garden is enclosed by a wall surround to all sides with an access open gateway.



To the rear of the property is a sizable patio and lawned garden, again beautifully landscaped creating an idyllic backdrop to the house. The patio, to the edge of the property, is ideal for a seating area or place for a barbeque. To one side of the patio is a charming water feature with fountain and water plants. To the edge of the patio is a lawned area, perfect for children and pets to play. The garden has a flowerbed and shrub border with border fence creating an enclosed and private space.





### **PARKING**

To the front of the property is a large tarmac forecourt that creates the ideal place to park, with ample room for turning, for up to 4+ cars. This, in

addition to the attached garage, provides more than ample parking space.



### **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.

The property has had a new roof in 2020, a new boiler in 2021 and received upgraded electrics in 2021.

### **TO VIEW**

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

### **DIRECTIONS**

From the Hipperholme traffic lights travel towards Shelf on the Denholme Gate Road (A644) for 0.1 miles. Shortly after the Co-op on the left hand side, turn right onto Smithfield Avenue. The property will be located at the head of the cul-de-sac.

For sat nav users the postcode is: HX3 8HZ

### **MORTGAGE ADVICE**

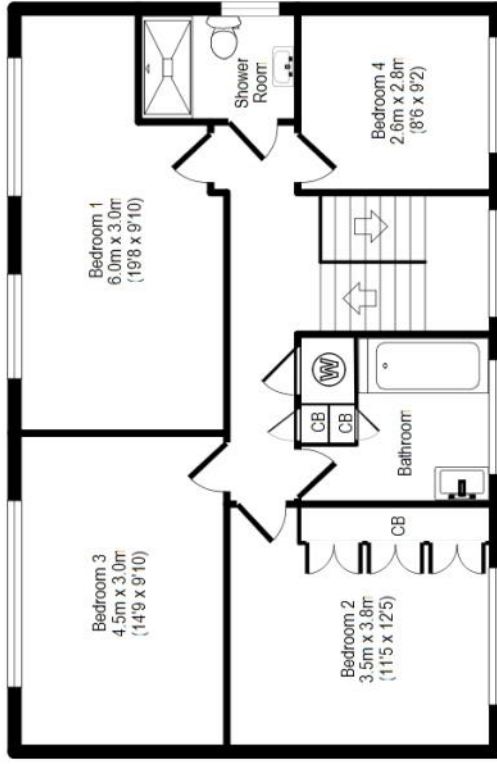
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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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: 161 sq. m / 1732 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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