

MARSH & MARSH PROPERTIES

1 West View, Hipperholme, HX3 8HY

£230,000



“Luxury cottage living in the centre of the village”. This four bedroomed, Grade II Listed, cottage is located in the heart of the highly desirable Hipperholme village and presents the perfect opportunity for someone looking for that cottage lifestyle whilst remaining on the doorstep of all the local amenities. A real “TARDIS”; the house is certainly deceptive when viewing from the front as it feels much bigger on the inside. The house has a beautifully presented frontage in a row of three period properties. This property is also offered with the added advantage of NO CHAIN. To the front is a patio garden, bordered by stone wall and gated, that enhances the kerb appeal and increases privacy. To the rear is a second flagged patio area. The house has on street parking to the front and side of the row.

Internally the property is beautifully presented with a modern décor and style that fits in well with the traditional cottage features on offer, creating a beautiful and welcoming home. The ideal property for any growing family, professional couple or someone looking for that special character home. With its spacious and bright living room, well-appointed dining kitchen, four bedrooms over two floors (one currently used as a work from home space), house bathroom and a vaulted cellar.

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

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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 features on offer with this period property, its location in the heart of Hipperholme and all offered with the advantage of NO CHAIN, an appointment to view is essential.

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

PORCH

A fantastic addition to the property, the front porch creates a barrier from the external to the internal and provides a place to store coats and shoes. Featuring a tiled floor, double glazed window to the front elevation and central light fitting.

From the porch a wooden door opens into the

LIVING ROOM



This spacious living room has a real cottage feel to it owing to the beamed ceiling and exposed brick fireplace that creates an ideal central feature for the whole room. The fireplace features a gas fire that has currently been capped. With a beautiful solid wooden floor, central light fitting, wall

mounted light fittings, double glazed mullioned windows to the front elevation, double radiator and television access point.



To the rear of the living room a wooden door opens into the

DINING KITCHEN



A beautifully presented dining kitchen in a cottage style. The room features ample space for a dining table to the centre of the room. There are laminated work-surfaces to three sides, all with over or under counter cupboards, providing ample work space. A composite door provides access to the rear of the property. The room is also well illuminated via numerous ceiling inset spotlights,

in addition to the double glazed mullioned windows to the rear elevation. With an integrated hob, extractor hood, integrated oven, single radiator, splashback tiling, stone flooring, fitted dishwasher, exposed stone feature staircase, wall inset storage cupboard, fitted fridge/freezer and a porcelain inset sink with mixer tap.



From the kitchen a carpeted staircase leads up to the

LANDING

A large and open landing with a carpeted floor, wall inset cupboard storage, two central light fittings and beamed ceiling.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional furniture. The room has a wall length set of fitted wardrobes. A cast iron feature fireplace, inset into the chimney breast, provides a fantastic feature along with the beamed ceiling, mullioned double-glazed windows and window seating area. With a carpeted floor, single radiator and central light fitting.

BEDROOM 2

Currently used as a work from home salon space, this room would be an ideal child's bedroom or

guest room. With its laminated floor, mullioned double glazed windows, beamed ceiling, inset cupboard storage space, central light fitting and single radiator.



laminated flooring, single radiator, Velux window and central light fitting.



BATHROOM



A well laid out house bathroom that makes excellent use of the area on offer to create this highly functional space. With a panel bath, over bath shower, glass splash guard, wood laminate floor, solid counter vanity inset washbasin, close coupled toilet, bulkhead cupboard, frosted double glazed window, beamed ceiling, ceiling inset spotlights, towel radiator and extractor fan.

From the landing an open style carpeted staircase leads up to the

UPPER LANDING

With a carpeted floor, beamed ceiling and central light fitting.

From the upper landing wooden doors open into

BEDROOM 3

A good sized third bedroom offering space for a double bed along with additional bedroom furniture. Featuring a beamed ceiling, wood

BEDROOM 4



A neatly presented fourth bedroom, currently utilised as a storage space/dressing room. With a carpeted floor, beamed ceiling, central light fitting, Velux window and single radiator.

From the living room a wooden door opens onto stone stairs that lead down to the

CELLAR

A vaulted cellar providing ample additional storage space for the property. With stone floor, single radiator and central light fitting.

GARDENS



To the front of the property are the beautifully presented patio gardens, enclosed with stone wall that certainly enhances the kerb appeal of the property whilst providing a space to sit back and relax. This space is a real sun trap and large conifer trees enhance the privacy.

To the rear of the house is a patio seating area with access to the main road via a shared access way.

PARKING

To the front and side of the row of houses 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 648400.

DIRECTIONS

From Hipperholme traffic lights head towards Shelf on Denholme Gate Road for 155m and look out for the Marsh and Marsh Properties "For Sale" sign on the right hand side identifying the property. Access for the house is via the front wooden gate.

For sat nav users the postcode is: HX3 8HY

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: 128 sq. m / 1376 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 of any contract or warranty.

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