

MARSH & MARSH PROPERTIES

21 Glen Terrace, Hipperholme, HX3 8EJ

£135,000



First time buyers, property investors or anyone looking for a property that they can put their own stamp onto will find this of special interest. This two bedroomed, terraced, property is situated on a quiet residential street, in the charming village of Hipperholme, and is offered with the benefit of being NO CHAIN. The house features low-maintenance gardens to the front and rear elevations offering an ideal place to sit out and relax whilst enhancing kerb appeal. The garden to the rear elevation could also be used as a parking space should the owners wish. This property benefits from the excellent local amenities and services of Hipperholme. This house is bursting with potential.

Internally the property is presented with a neutral décor throughout and features a spacious living room, well laid out kitchen, two bedrooms (one with ample space for a king sized bed), house bathroom (featuring a shower cubicle) and a keeping cellar.

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 the excellent local transport links, with quick and easy access to both Brighouse and Halifax town centres. The M62 is only a 10 minute drive away, offering speedy access to Leeds, Bradford and Manchester. This house also boasts easy access to Brighouse and Halifax train stations, both with a cross Pennine connection, and the Grand Central train service to London. The property also lies in the catchment areas of good primary and secondary schools, both within walking distance.

Owing to the numerous features on offer with this property, including its sought after location, front and rear gardens and fantastic internal potential, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

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

KITCHEN



A charming reception to the property, the kitchen is well laid out with laminated work surfaces, with over and under counter cupboards and drawers, to three sides of the room in a "U" shape. The kitchen is well illuminated via numerous ceiling spotlights and receives natural light from the uPVC

double glazed window to the rear elevation and transom window. With an integrated oven, integrated hob, stainless steel extractor hood, vinyl flooring, tiled splash backs, space for a fridge/freezer, plumbing for a washing machine and a stainless steel sink with stainless steel mixer tap.

From the kitchen a wooden door opens into the

LIVING ROOM



This large and open living room offers space for a three piece suite along with additional furniture. A currently closed fireplace, with tiled hearth and wooden mantelpiece, could offer an ideal central feature for the room. A uPVC double glazed

window to the front elevation provides natural light and a uPVC double glazed door provides access. With a wood laminate floor, central light fitting, double radiator, cornice to ceiling, ceiling rose and television access point.

From the kitchen a wooden door opens onto carpeted stairs leading to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

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



BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, alcove inset shower cubicle, low flush toilet, pedestal washbasin, vinyl floor, tiled splashbacks, central light fitting, omni-directional ceiling spotlights, frosted uPVC double glazed window to the rear elevation and stainless steel towel radiator.

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

CELLAR

A short keeping cellar that is ideal for use as a

pantry storage area. The cellar currently houses the boiler.

GARDENS



To the front of the property is an enclosed shrub garden creating an ideal first impression to the property and enhancing the kerb appeal and privacy. The garden features a patio walkway to the front pathway and is gated at the end. The garden is bordered by wooden fence and hedge.



To the rear of the property is a large patio area, ideal for sitting out and relaxing or having a barbeque. The rear garden could also be used as a parking space. The garden is bordered by wooden fence and hedge on two sides.



PARKING

The rear patio garden could be utilised as a parking area. There is also ample 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 Marsh & Marsh Properties Estate Agent shop, turn left on Kirk Lane and take the next immediate left on to Lane Ends Green. Travel down to Halifax Road and travel towards Hipperholme traffic lights for 0.2 miles. Turn right onto Thompson Close just before the car park on the right hand side and then take an immediate left onto Barfield Road. Travel a further 90m and make a final right turn onto Glen Terrace. The property will be located towards the end of the terrace and can be located by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 8EJ

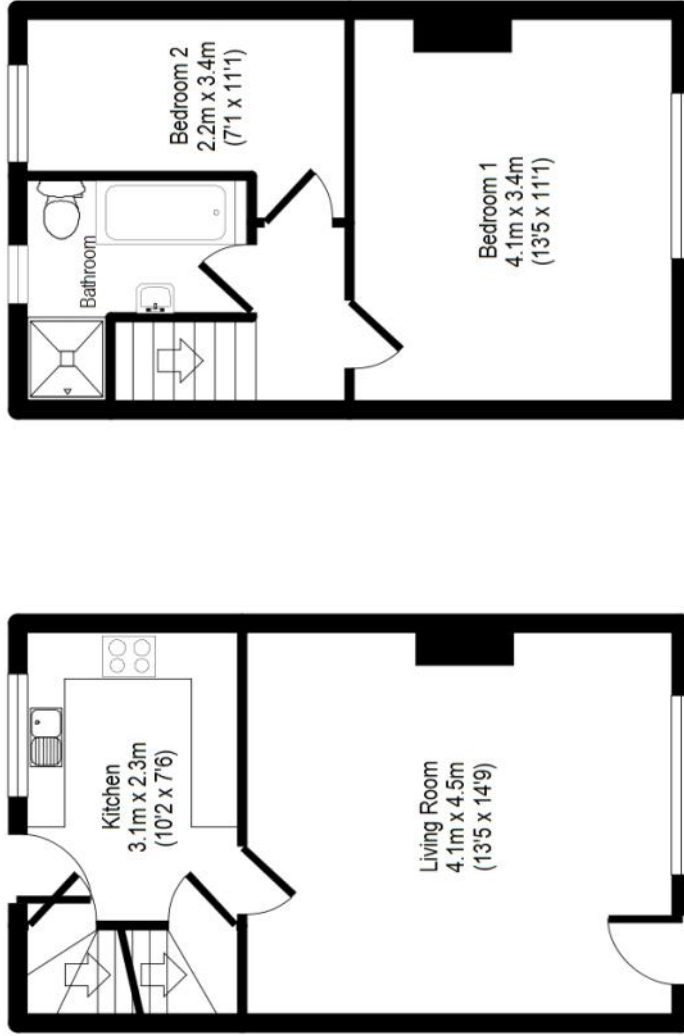
MORTGAGE ADVICE

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.

21 Glen Terrace, Hipperholme, HX3 8EJ



Ground Floor

First Floor

56 sq. m / 599 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.

(c) Marsh and Marsh Properties