

MARSH & MARSH PROPERTIES

2 Linden Terrace, Hipperholme, HX3 8DS

£275,000



Situated in the heart of the delightful Hipperholme village centre is this five bedroomed, terraced, property. An ideal family home, this substantial property will suit anyone looking for a spacious home. Upon arriving at the property, you will see the impressive nature of this house; with character carved stone door surrounds, original to the property, and carved lintels. At the rear of the property is a larger than normal garage, affording private parking and storage space. Also at the rear is a secure, good sized, patio garden creating an ideal place to sit out and relax.

Internally the property offers spacious rooms throughout with potential to expand. The whole house has an eclectic and charming décor creating an ideal living space. The basement offers two rooms that could be converted into additional usable rooms. With its spacious living room, generous dining room, open plan breakfast kitchen, five bedrooms (over two floors and with four rooms offering ample space for double beds), house shower room and upper floor WC. Just step inside and you will immediately be impressed with everything this house has to offer.

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Located in the sought after village of Hipperholme, this property offers the benefit of having excellent transport links into Halifax, Brighouse, Leeds and Bradford city centres. Also having easy access to Brighouse and Halifax train stations, both with cross Pennine connections. A short drive away is the M62 offering fantastic transport routes. There are both good primary and secondary schools all within a short commute of this property.

A major benefit is the close proximity to all the shops and services of Hipperholme, including numerous pubs and restaurants all within a short distance. A vibrant village, that offers a friendly community feel and is highly regarded. Owing to the many features on offer with this house, as well as its prominent location, an early appointment to view is highly encouraged to avoid missing this opportunity.

As this property is close to the Hipperholme traffic lights, and before your visit, you may consider that traffic noise may be excessive - we can confirm that this is not the case and we hope that you will be pleasantly surprised.

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

PORCH

A small rear porch that provides access to the property and acts as a barrier from the external aspect to the internal. With a vinyl floor.

From the porch a glass panel wooden door opens into the

BREAKFAST KITCHEN



A light and bright kitchen that is an ideal place for

any culinary enthusiast owing to the laminated work surfaces, all with over or under counter cupboards and drawers, to three walls. The kitchen also offers space for a dining table to the centre of the room. The room is well illuminated via ceiling inset spotlights and receives natural light from the uPVC double glazed window to the side elevation. With an inset cooker unit, stainless steel extractor hood, splashback tiling, vinyl flooring, plumbing for a dishwasher, plumbing for a washing machine, space for a dryer, space for a fridge, space for a freezer and a stainless steel sink with stainless steel mixer tap.



From the breakfast kitchen a glass panel wooden door opens into the

HALLWAY

A large, long and spacious hallway providing connections throughout the ground floor. The hall has a small porch to one end that creates a barrier to the front door should you wish to use this as the main access route. With a wood laminate floor, two central light fittings, single radiator and wall mounted coat hooks.

From the hallway a wooden door opens into the

DINING ROOM



A large and spacious dining room, currently used as a work from home office space and sitting room; this space offers ample room for a large family dining table along with additional furniture. A central electric fireplace, on a granite hearth and with traditional style mantelpiece, creates a fantastic central feature. With a wood laminate floor, uPVC double glazed window to the rear elevation, central light fitting, cornice to ceiling, dado rail, single radiator, ceiling rose and wall mounted light fittings.

From the dining room (or hallway) a wooden door opens into the

LIVING ROOM



The ideal family communal space, the living room offers more than ample space for a three piece suite along with additional furniture. A uPVC double glazed bay window, to the front elevation, bathes the whole room in natural light and creates an attractive feature to the front. A central electric fireplace, with granite hearth and wooden mantelpiece, creates a charming central feature for the room. With an original feature picture rail, cornice to ceiling, central ceiling rose, central light fitting, wood laminate floor, single radiator and a television access point.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and two central light fittings.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. An original cast iron fireplace adds a real sense of charm to the whole room and provides a central feature. With a wood laminate floor, central light fitting, cornice to ceiling, dado rail, single radiator and uPVC double glazed window to the rear elevation.

BEDROOM 2



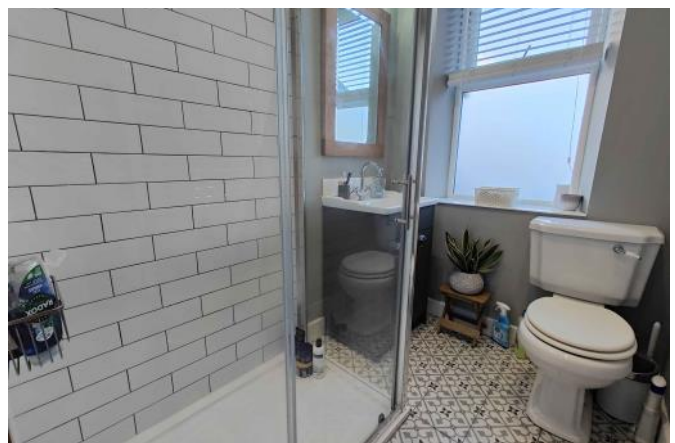
Another spacious bedroom that again offers space for a king sized bed and benefits from the feature cast iron fireplace. With a wood laminate floor, central light fitting, cornice to ceiling, dado rail, single radiator and uPVC double glazed window to the front elevation.



BEDROOM 3

An ideal work from home office, child's bedroom or guest room. With a single radiator, uPVC double glazed window to the front elevation, central light fitting, wood laminate floor and cornice to ceiling.

SHOWER ROOM



A beautifully presented shower room, in a

charming and eclectic design, creating a highly functional space. With a large corner shower cubicle - with rainfall style shower, low flush toilet, vanity inset washbasin, tiled floor, tiled splashbacks, central light fittings, stainless steel towel radiator, under floor heating and frosted uPVC double glazed window to the rear elevation.



From the landing carpeted stairs lead up to the

UPPER LANDING

With a carpeted floor, central light fitting and single radiator.

From the upper landing wooden doors open into

BEDROOM 4



A spacious fourth bedroom that offers plenty of space for a double bed along with additional furniture. With a feature beamed ceiling, wood laminate floor, Velux window, single radiator, central light fitting and under beam LED lighting.



BEDROOM 5

A grand fifth bedroom, offering ample space for a king sized bed along with additional furniture. The fifth bedroom also features a large storage cupboard to one side, ideal for a walk-in-wardrobe or as a useful storage area. With a single radiator, wood laminate flooring, Velux window and central light fitting.

WC



An excellent use of the space to provide facilities for the top floor. With a vanity inset washbasin, close coupled toilet, Velux window, central light fitting, stainless steel towel radiator and vinyl flooring.

From the hallway carpeted stairs lead down to the

BASEMENT ROOMS

An excellent addition to the property, there are two basement rooms offering a large amount of additional storage space for the property. The

two rooms offer a fantastic potential for conversion into usable rooms for anyone looking for something that they can customise to their own needs and add something special, such as a home cinema room, snug etc.

GARDENS



To the rear of the property is a small patio seating area, an ideal place to sit out and relax or to have a barbeque. The rear patio is enclosed by wooden fence and gated.

PARKING & GARAGE



To the rear of the property is a substantial garage offering secure parking for a car. The garage has a wooden door, to the rear elevation, offering quick

access to the roadside.

There is ample additional on street parking in the local area.



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 60m, the property will be located on the left hand side and is identified by a wooden gate with the number 2.

For satnav users the postcode is: HX3 8DS

MORTGAGE ADVICE

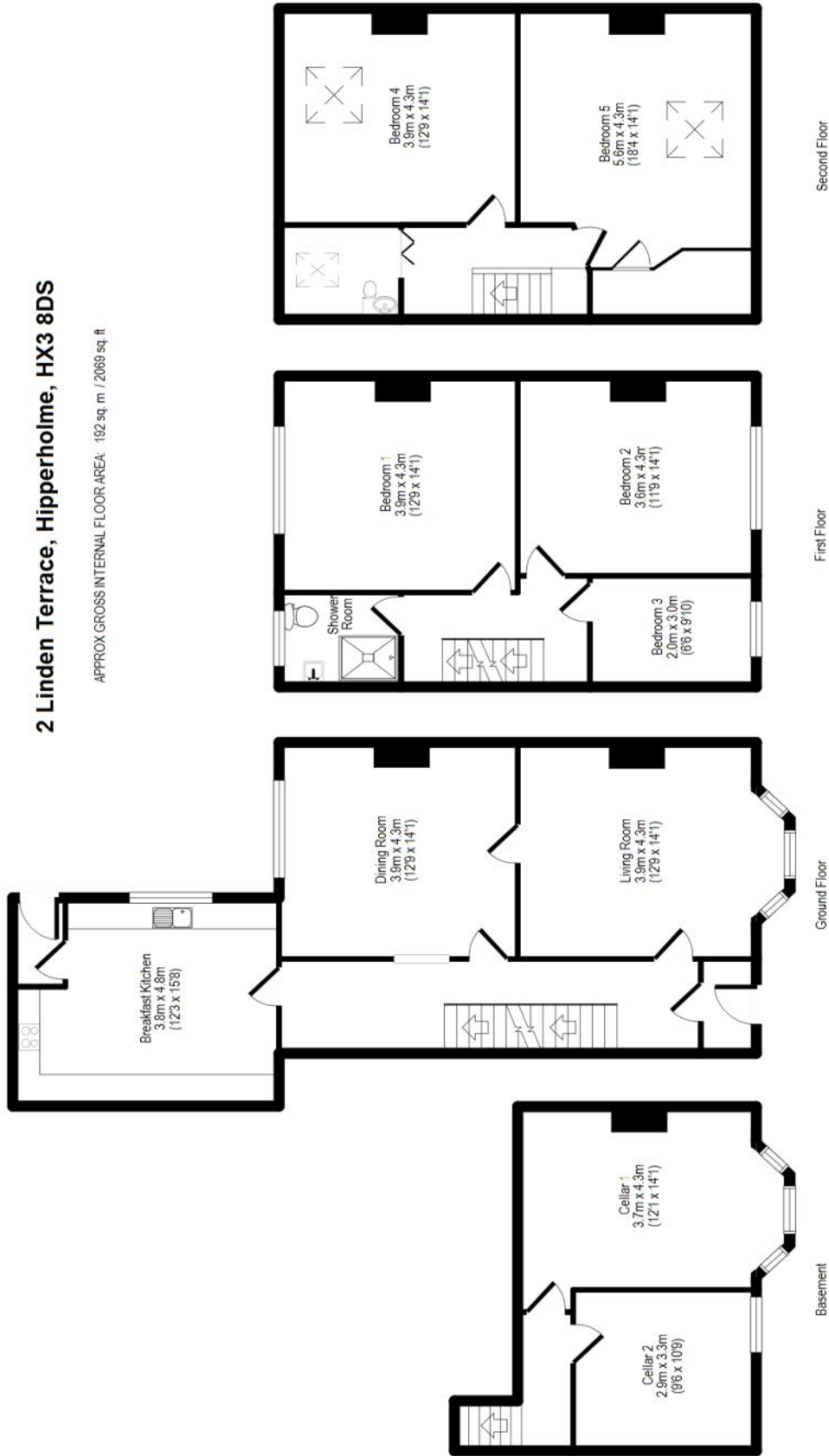
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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.

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APPROX GROSS INTERNAL FLOOR AREA: 192 sq. m / 2069 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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