

MARSH & MARSH PROPERTIES

31 The Grove, Hipperholme, HX3 8JN

£435,000



Rarely do properties such as this come available on the open market; a real rare gem, situated on the highly sought after "The Grove", located at the head of a quiet and peaceful cul-de-sac. This four bedroomed, semi-detached, property is an ideal family home or house for a professional couple looking for ample space in a well-regarded position. Being nestled away and benefitting from a charming approach road, studded with trees and grass creating a fantastic first impression even before you arrive at the property. To the front is driveway parking for two cars, with an integral garage to the rear of the driveway offering ample additional storage or secure parking space. To the rear is a fully enclosed, private and well maintained patio and lawned garden that offers an ideal backdrop to the property and perfect location to sit back and relax.

Inside this substantial property, you will immediately be blown away with its modern style and décor throughout that creates a modern living environment with the potential to move in with little work required. Its numerous and large windows throughout create a light and bright atmosphere and creates a lasting impression. With its spacious living room, separate study/reception room, large and open plan dining/sitting room, well-appointed kitchen, spacious utility room, ground floor WC, four generous bedrooms, house bathroom and shower room. An added advantage to the property are the numerous solar panels located on both sides of the roof to provide ample coverage and bountiful free and green electricity for the occupants (a real boon in today's current energy climate).

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property benefits from good access onto the Denholme Gate Road (A644) and, therefore, is within easy reach of all main towns and cities in the area (for example, Halifax, Huddersfield, Brighouse, Bradford and Leeds). Both Brighouse and Halifax provide access to their fantastic train stations, all providing cross Pennine connections; including access to the Grand Central train service. The property is close to outstanding primary schools and has quick commutes to the local secondary schools.

From the moment you arrive at the property you can't help but fall in love with this impressive home, with its spacious internals, immaculate condition and the benefit of solar panels, an inspection of this property is essential.

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

HALLWAY

A welcoming first impression from the moment you step inside, this modern and bright entrance hallway features a large under stairs storage cupboard, carpeted floor, matted entrance area, uPVC double glazed window to the front elevation, single radiator and central light fitting.

From the hallway wooden doors open into the

LIVING ROOM



An ideal family communal area, the living room offers ample space for a suite along with additional furniture. A multi-fuel stove, on a granite plinth and set into the chimney breast, creates an ideal central feature for the whole room and a very effective secondary heat source. The living room features an open plan feeling

owing to the large opening leading directly into the sitting/dining room that also provides ample natural light. With a wood laminate floor, cornice to ceiling, wall mounted light fittings and a television access point.



STUDY/RECEPTION ROOM/SNUG



A fantastic addition to the house, the study/reception room/snug provides another ideal multipurpose room that will fit the needs of any purchaser. Currently utilised as a spacious and comfortable work from home office. Like the living room, the central stove style electric fire, on a granite hearth, creates an ideal central feature for the whole room. With a large uPVC double glazed window to the front elevation, cornice to

ceiling, wood laminate floor, wall mounted light fittings and double radiator.



KITCHEN



This beautifully presented kitchen offers a great and highly functional space; ideal for any culinary enthusiast, that is well laid out to make excellent use of the space on offer. An “L” shaped Rare Earth solid counter, all with over and under counter cupboards and drawers offers ample work space, with additional storage by the ceiling height cupboards and units to the opposite side of the room. An open plan style doorway leads directly into the dining/sitting room. With its integrated hob, stainless steel extractor hood, integrated dual oven, integrated microwave, tiled

splashbacks, integrated dishwasher, under cupboard spotlights, ceiling inset spotlights and a tiled floor.

From either the kitchen or the living room a large opening leads into the

DINING/SITTING ROOM



A true pièce de résistance of the property is this open plan, light and bright communal area. Bathed in natural light owing to a large set of bi-folding double glazed doors, opening directly out onto the rear garden, in addition to the twin skylights providing additional natural light. The whole room is lit by numerous ceiling inset spotlights and it features a modern décor that will

impress. The room has plenty of space to create a sitting area to one end with a large family dining room table to the other creating the perfect family space or entertaining location. The dining area features a continuation of the tiled floor from the kitchen creating a seamless area.



From the side of the dining/sitting room a wooden door opens into the

UTILITY ROOM



An excellent addition to the property is the large and spacious utility room, ideal for a multi-function space. The room features a similar tiled floor to the kitchen and dining/sitting room and offers a laminated work surface to one side with over and under counter cupboards and drawers. Another excellent addition to the room is the ceiling mounted creel offering plenty of drying space. The room has a uPVC double glazed window to the rear elevation and features two Velux windows that bathe the room in natural light. A cottage style composite door provides access to the garden to the rear of the property. With plumbing for a washing machine, wall mounted light fittings and a stainless steel sink.

From the utility room a wooden door opens into the

WC

Another excellent addition, providing ground floor facilities to the property. With a tiled floor, close coupled toilet, wall mounted washbasin, frosted uPVC double glazed window to the side elevation, tiled splashbacks and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and wall mounted light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom offering more than ample space for a king sized bed along with additional bedroom furniture. Bedroom 1 benefits from charming views overlooking the rear gardens. Two sets of fitted wardrobes provide ample additional storage space. With a carpeted floor, picture rail, single radiator and central light fitting.

BEDROOM 2

Another good sized bedroom, again offering ample space for a king sized bed along with

additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation, picture rail, single radiator and central light fitting.



BEDROOM 4



The ideal bedroom for a child, as a guest room or as a work from home office. With a carpeted floor, fitted wardrobes to one side, uPVC double glazed windows to the rear elevation, single radiator and central light fitting.

BATHROOM

A well-presented house bathroom with its “P” shaped panel bath, over bath shower, glass splash guard, close coupled toilet, pedestal washbasin,

vinyl floor, tiled walls, frosted uPVC double glazed window to the front elevation, vertical style radiator and central light fitting.

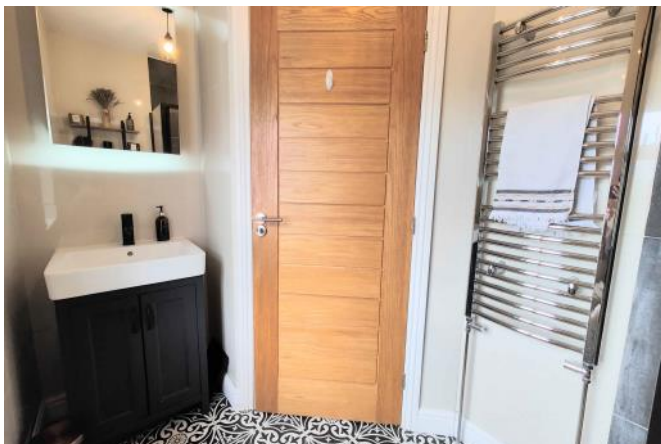


BEDROOM 3



Bedroom three is located over the other side of the staircase and offers a light, bright and modern bedroom offering plenty of space for a king sized bed along with additional furniture. The room receives plenty of natural light owing to the two Velux windows to the rear elevation. With a modern style vertical radiator, carpeted floor and omni-directional ceiling spotlights.

SHOWER ROOM



A beautifully presented shower room that has been well laid out to make excellent use of the space on offer, with a corner shower cubicle (featuring a rainfall style shower), close coupled toilet, vanity inset washbasin, tiled floor, central light fitting, stainless steel towel radiator and a uPVC double glazed window to the front elevation.

GARDENS

To the rear of the property is a well maintained and presented garden. From the edge of the property is a flagged area that leads directly into a lawned area creating an ideal place to sit out and relax or have a barbeque. The lawn features flowerbeds to the far end and the garden is bordered by a wooden fence to all sides to create a private and secure space. To the side of the

lawned garden is a vegetable patch ideal for anyone with green fingers that also features a hut and greenhouse to the far end of the patch.





PARKING/GARAGE



To the front of the property a tarmac driveway provides ample parking for two cars. To the rear of the driveway is an integral garage offering an

additional secure parking space. The garage also provides the ideal storage space/home gym/workshop area.

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 traffic lights head towards Shelf on Denholme Gate Road (A644) for 0.2 miles and then just before Hipperholme Grammar School turn right onto Bramley Lane and then after a further 0.1 miles turn left onto The Grove. Travel down the approach and where the road forks take the left hand fork to the end of the cul-de-sac. The property will be located at the head of the cul-de-sac and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 8JN

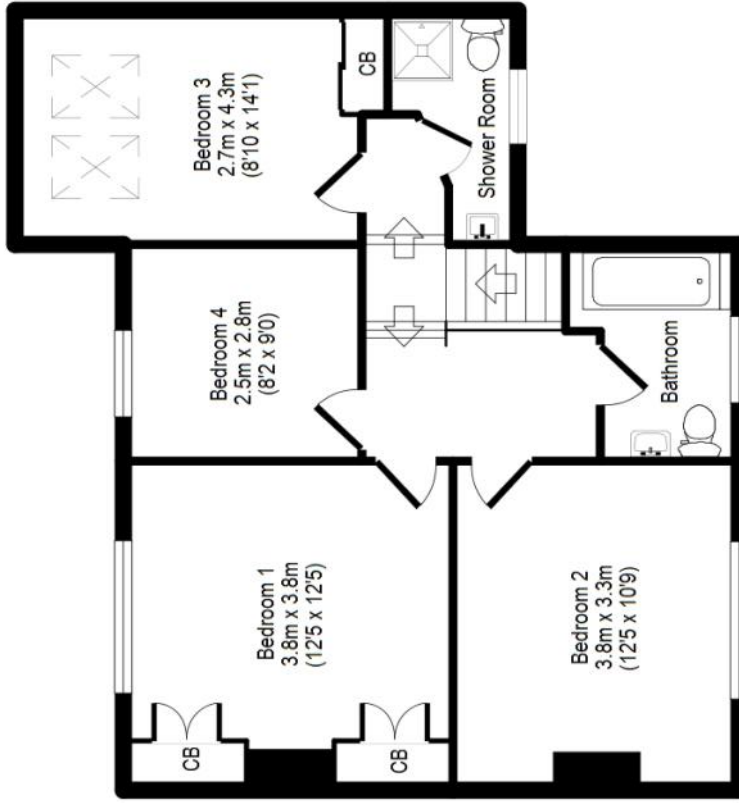
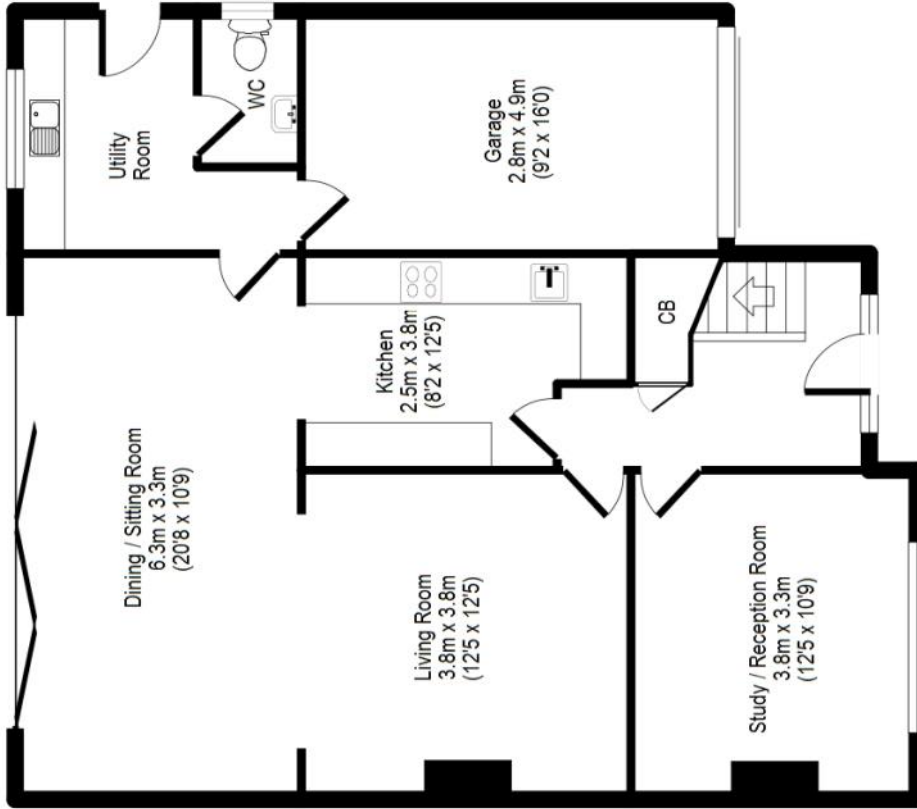
MORTGAGE ADVICE

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.

31 The Grove, Hipperholme, HX3 8JN

APPROX GROSS INTERNAL FLOOR AREA: 147 sq. m / 1587 sq. ft



First Floor

Ground Floor

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

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk