

# MARSH & MARSH PROPERTIES

*40 The Grove, Hipperholme, HX3 8JN*

*£445,000*



Ideal family houses such as this are a rare find. This four double-bedroomed, semi-detached, property offers a charming home, situated in a highly sought after and peaceful residential location in the well-regarded village of Hipperholme. The house features a large south-facing rear garden, perfect for sitting out and enjoying the ample sunlight, for a barbeque or for children and pets to play. The property also benefits from a large forecourt that offers parking for 3 cars along with an integral garage to the rear of the driveway. Properties such as this are rarely available and certainly offers an exciting opportunity.

Internally the property is beautifully presented throughout and, therefore, presents the ideal opportunity to move in with little to no work required. With its open plan style living room and dining room, large and spacious dining kitchen, ground floor WC, four double bedrooms and house bathroom. If you are looking for something that has plenty of space on offer then this will be the property for you.

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

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*

Its close proximity to Hipperholme village is an excellent feature, being within walking distance of all shops and services including the highly rated restaurants, bars and bistros. The property is also within the catchment area of good primary and secondary schools, in addition to the highly regarded private Hipperholme Grammar School.

The property 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. 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 highly sought after location of this property, its ample parking and sizable rear south-facing garden, an early appointment to view is essential.

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

### HALLWAY

A welcoming entrance hallway that presents the ideal first impression from the moment you step inside the property. With its single radiator, under floor heating, wood laminate floor, central light fitting and two uPVC double glazed windows to the front elevation.

From the hallway a wooden door opens into the

### LIVING ROOM



A spacious living room that offers ample space for a three piece suite along with additional furniture. A set of uPVC double glazed French doors open out onto the rear patio balcony that also provide

ample natural light. A gas fireplace, on a tiled hearth and with wooden mantelpiece, creates an ideal central feature for the room. With carpeted floor, picture rail, cornice to ceiling and television access point.



To the rear of the living room a large archway leads into the

### DINING ROOM



The open plan nature of the living room offers a real sense of flow into the communal space of the ground floor. With a carpeted floor, central light fitting, alcove inset shelves and cupboards, cornice to ceiling, picture rail and a uPVC double glazed window to the front elevation.



From the hallway a wooden door opens into the

### DINING KITCHEN



under cupboard lighting, tiled splashbacks, double radiator, under floor heating, extractor fan, wood laminate floor, inset stainless steel 1 ½ sink with a stainless steel mixer tap.



A real key space for the property is the large dining kitchen, offering ample space for a large family dining table to one side of the room and bathed in natural light owing to the uPVC double glazed French doors, that open onto the rear balcony, in addition to the uPVC double glazed window and numerous inset ceiling spotlights. To one side are a set of wooden work surfaces, to two walls, with a central island, all with over or under counter cupboards and storage space. With an integrated hob, integrated dual oven, integrated fridge/freezer, integrated dishwasher,

From the hallway a wooden door opens into the

### WC

An excellent addition to the property offering ground floor facilities. With a close coupled toilet, washbasin, wood laminate flooring and central light fitting.

From the hallway carpeted stairs lead up 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 master bedroom that offers ample space for a double bed along with additional furniture. The room features a wall length set of wardrobes providing ample additional storage space. The master bedroom also offers fantastic views over the rear garden from its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

### BEDROOM 2

Another good sized bedroom, again offering space

for a double bed along with additional furniture. With a carpeted floor, central light fittings, single radiator and uPVC double glazed window to the front elevation.



### BEDROOM 3



A rather large third bedroom, again offering space for a double bed and also features fitted wardrobes for additional storage space. With a carpeted floor, two central light fittings, single radiator and two uPVC double glazed windows to the front elevation.

#### BEDROOM 4



An interesting fourth bedroom that could offer space for a double bed. The sleeping area is accessed via a short staircase. The room features a fitted work table, ideal for working from home or a computer gaming setup. With a carpeted floor, ceiling inset spotlights, single radiator and uPVC double glazed window to the rear elevation.

#### BATHROOM



A well laid out bathroom that offers a generous amount of space. With a panel bath, corner shower cubicle, pedestal washbasin, low flush toilet, carpeted floor, tiled walls, ceiling inset spotlights, stainless steel towel radiator and a frosted uPVC double glazed window to the rear elevation.

#### GARDENS



The stunning and well-maintained, south facing, rear gardens are one of the key features for this property. From the edge of the house is a patio seating area, ideal for entertaining or a barbeque. A series of steps lead down to the long lawned area, adorned with shrub bush and trees, with hedge border, leading to the far end of the

garden. At the far end are two sheds with a small patio seating area. This is the perfect place for children or pets to play in a secure and enclosed environment.



## PARKING & GARAGE



To the front of the property there is a tarmac forecourt that can provide parking for 3+ cars.

To the rear of the driveway is an integral garage that offers further 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 loft is fully boarded throughout and has lighting installed, ideal for storage and has enough height to stand.

### **TO VIEW**

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

### **LOCATION**

What3words: [///player.roofs.spoken](https://www.what3words.com/#!/player.roofs.spoken)

Google Plus Code: P5JQ+7W9 Halifax

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.

### **DISCLAIMER**

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.

## 40 The Grove, Hipperholme, HX3 8JN



137 sq. m / 1474 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

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk