

# MARSH & MARSH PROPERTIES

*32 The Drive, Hipperholme, HX3 8NJ*

*£250,000*



If you are looking for a charming, three bedroomed, semi-detached, property - situated on The Drive in Hipperholme village - this will be the one for you. The property has a charming frontage, with a small shrub front garden, that enhances the kerb appeal of the property and which also encloses a large front parking forecourt and driveway that offers space for five cars, with an additional parking space in the single garage to the rear of the drive. To the rear of the property is a well-presented garden, with pebbled seating area, rear lawned section, wildlife pond and patio seating area, offering the ideal place to sit back and relax.

Internally this property is certainly one that will delight and impress. Offering a surprising amount of space and, owing to the large windows throughout, is bathed in natural light. The house is well presented and offers a warm and welcoming feeling from the moment you step inside. With its spacious living room, highly functional dining kitchen, garden conservatory, three bedrooms (two offering space for a double bed) and house bathroom.

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The property benefits from its close proximity to Hipperholme village centre, being within short walking distance from shops, services and parks. Hipperholme itself is a desirable area with an assortment of bars and restaurants, as well as scenic walks making the most of the local countryside.

With easy access to good primary and secondary schools, both within walking distance, as well as the independent Hipperholme Grammar School. The property has superb local transport links, with easy access to both Brighouse and Halifax, with their respective train stations, as well as quick routes onto the M62 motorway with cross Pennine connections.

Owing to the fantastic opportunity that is on offer with this well-presented family home, an internal inspection is essential.

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

### HALLWAY



An open and welcoming entrance hallway greets you the moment you step inside, creating the ideal first impression. With a wood laminate floor, central light fitting, double radiator, uPVC double glazed window to the front elevation, cupboard storage space and wall mounted coat hooks.

From the hallway a wooden door opens into the

### LIVING ROOM

A light, bright and spacious living room that offers ample space for a suite along with additional living room furniture. The room is bathed in natural light owing to a large uPVC double glazed window,

to the front elevation, and also provides access to double wooden doors into the dining kitchen. A central electric fireplace, on a wooden hearth and mantelpiece, creates an ideal feature for the room. With a central light fitting, cornice to ceiling, carpeted floor, single radiator and television access point.



From the hallway a wooden door opens into the

### DINING KITCHEN

A well-appointed dining kitchen that makes excellent use of the space on offer to create a highly functional room. There is ample space to one side for a family dining table, with an "L" shaped work surface to the other side with

laminated counters and over and under counter cupboards and drawers. With an integrated hob, integrated dual oven, two central light fittings, uPVC double glazed window to the rear elevation, stainless steel extractor hood, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge/freezer and an inset stainless-steel sink with stainless steel mixer tap.



From the dining kitchen double doors open into the

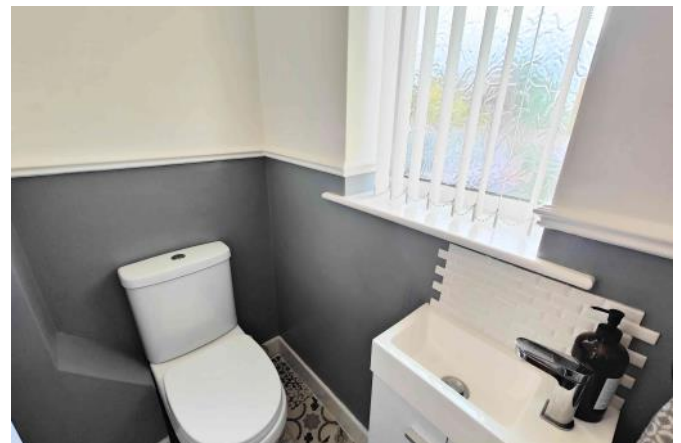
### CONSERVATORY



The ideal place to sit back and relax whilst overlooking the rear garden. This sizable space features a wood laminate floor, central light fitting, single radiator and a uPVC double glazed French door opening into the rear gardens.

From the hallway a wooden door opens into the

### WC



An excellent addition to the property offering ground floor facilities. With a vinyl floor, central

light fitting, close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the front elevation, cornice to ceiling and double radiator.

From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

### BEDROOM 1



An ideal master bedroom that benefits from

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

### BEDROOM 2



A good sized second bedroom, again offering space for a double bed and featuring a fitted corner cupboard for added storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.

### BEDROOM 3



An ideal bedroom for a guest room, child's

bedroom or work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

### BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With its panel bath, over bath shower, pedestal washbasin, double radiator, frosted uPVC double glazed window to the rear elevation, close coupled toilet, splashback tiling, vinyl flooring and a central light fitting.

### GARDENS



A well-presented rear garden that offers a

spacious area to sit back and relax. From the edge of the property a flagged patio creates an ideal place to entertain or have a barbeque. From the edge of the patio is a raised pebbled garden offering another seating area. To the rear of the garden is a flagged wildflower area with shrub border and a shed that creates a charming backdrop to the property. At the rear of the garden is a small wildlife pond.



### PARKING

To the front of the property is a driveway and forecourt that offers ample parking for 4 cars. To the rear of the drive is a gated access to a single garage.



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### **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.

### **LOCATION**

What3words: ///builds.buck.smiled

Google Plus Code: P5GR+RHM Halifax

For sat nav users the postcode is: HX3 8NJ

### **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

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