

MARSH & MARSH PROPERTIES

4 Brookeville Avenue, Hipperholme, HX3 8DZ

£190,000



This beautifully presented, end of terrace, property, built in 1911, is situated in the highly sought after Hipperholme village, located on a quiet residential street and just a stone's throw from the excellent local amenities. This house benefits from three bedrooms, along with both front and rear garden, on street parking and is offered with the added advantage of NO CHAIN. If you are looking for the ideal family home then this house will certainly be of special interest.

A major benefit is its close proximity to all the shops and services of Hipperholme, including the numerous pubs and restaurants, all within a short distance. This vibrant village offers a friendly, community feel and is highly regarded.

Internally the property is beautifully presented throughout, with a modern décor, high quality finish and spacious rooms, creating the perfect family home. With its generous living room, highly functional dining kitchen, dry storage cellar, three bedrooms (over two floors) and a house bathroom.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

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 centre. Also having easy access to both Brighouse and Halifax train stations, both with cross Pennine connections. The M62 is just a short drive away, offering fantastic transport routes. There are both good primary and secondary schools all within a short commute of this property.

Owing to the whole host of features on offer with this family home, an early appointment is essential in order to fully appreciate this property.

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

PORCH

A perfect reception into the property offering a wall mounted coat rack for additional storage. The porch creates a barrier from the external aspect to the internal.

From the porch a wooden door opens into the

LIVING ROOM



The perfect first impression upon stepping into

the main area of the property; the living room is presented with a modern, light and bright décor. The room is well illuminated via a uPVC double glazed window, to the front elevation, bathing the room in natural light, in addition to the central chandelier style light fitting. A gas fireplace, on a granite hearth and with granite mantelpiece, creates the perfect central feature for the whole room. With a carpeted floor, single radiator and television access point.

From the rear of the living room a wooden door opens into a short carpeted hall with a second wooden door opening into the

DINING KITCHEN



Another beautifully presented and highly-functional space. The dining kitchen benefits from laminated work surfaces to two walls, with over and under counter cupboards and drawers, offering plenty of work space whilst also offering ample space for a dining table. A uPVC double glazed door provides access to the rear garden. With an integrated gas hob, integrated oven, large corner extractor hood, single radiator, integrated dishwasher, tiled splashbacks, wood laminate floor, uPVC double glazed window to the rear elevation, fitted fridge, ceiling inset spotlights and

a stainless steel sink with stainless steel mixer tap.



From the small hallway a series of 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 large and spacious master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room benefits from a cast iron fireplace that adds a charming feature to this bedroom. With a single

radiator, uPVC double glazed window to the front elevation and central light fitting.

BEDROOM 2



Another good sized bedroom, ideal for a work from home office, guest room or child's bedroom, with a single radiator, carpeted floor, central light fitting and uPVC double glazed window to the rear elevation.

BATHROOM

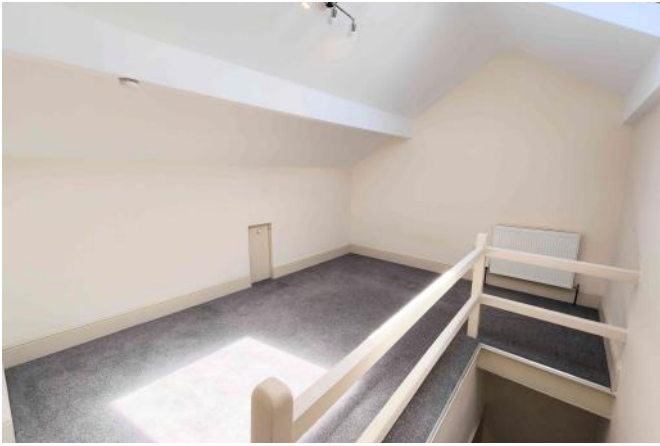


A highly functional house bathroom that makes excellent use of the space on offer. With a panel bath, corner shower cubicle, electric power shower, close coupled toilet, pedestal washbasin, single radiator, frosted uPVC double glazed window to the rear elevation, splashback tiling, wooden floor and ceiling spotlights.

From the landing a wooden door opens onto carpeted stairs that lead up to

BEDROOM 3

A large third bedroom that again offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, large Velux window, beam light fittings, beamed ceiling and a single radiator.



From the kitchen a wooden door opens onto a small storage area with stone steps that leads down to the

CELLAR



The perfect addition to the property offering plenty of further storage space or the ideal place for a work from home office or gym (following conversion). With a central light fitting, stone floor, wooden door leading to the coal cellar, single radiator and window to the rear elevation.

GARDENS

To the front of the property is a well maintained slate garden, with wooden picket fence and hedge

border that creates a charming frontage and greatly enhances the kerb appeal of the property.



To the rear of the property is a charming, south facing, low-maintenance, patio garden, offering the ideal space to sit out and relax or for a barbeque. To the two rear corners are two flower beds. The garden is bordered by a wooden fence.





Google Plus Code: P5FQ+V79 Halifax

For sat nav users the postcode is:

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.

PARKING

To the front of the property there is 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.

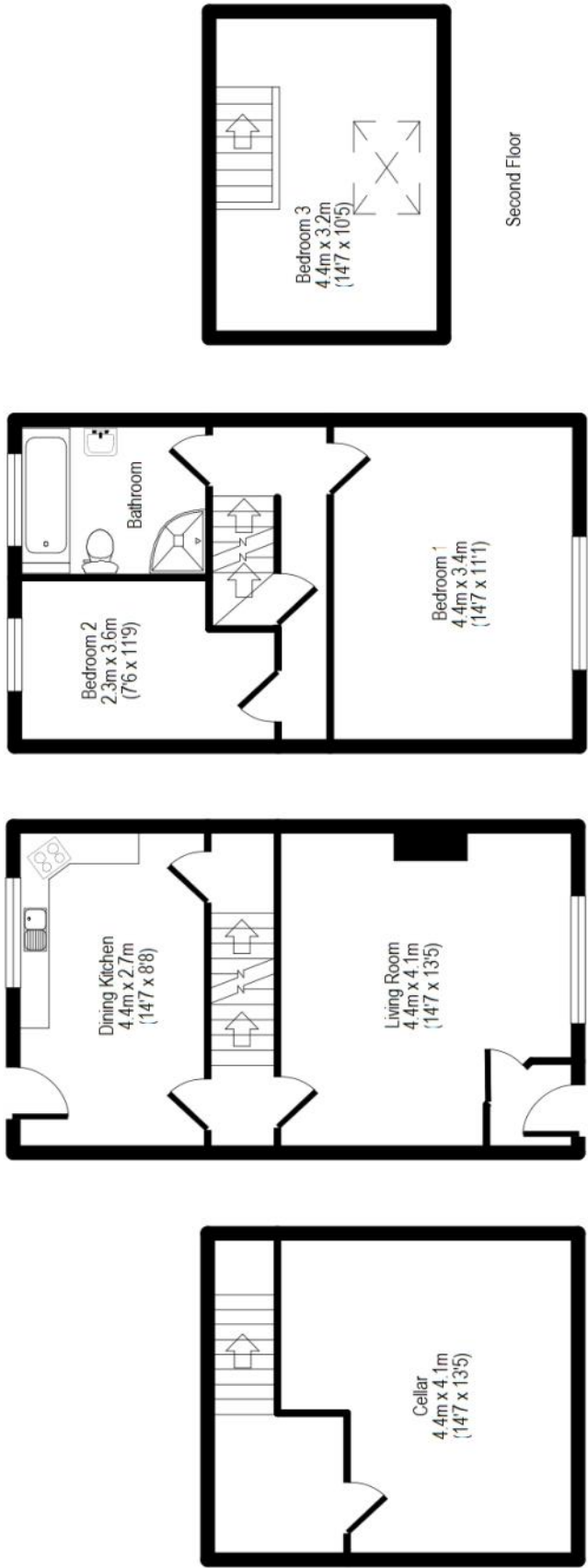
TO VIEW

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

LOCATION

What3words: ///hobby.topic.shell

4 Brookeville Avenue, Hipperholme, HX3 8DZ



Basement

Ground Floor

First Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 105 sq. m / 1132 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