

MARSH & MARSH PROPERTIES

7 Mountfields, Lightcliffe, HX3 8SS

£315,000



This beautifully presented, three bedroomed, semi-detached, family home is situated on a quiet and highly sought-after cul-de-sac, on the outskirts of Hipperholme village, in a well-connected and peaceful location of Lightcliffe. The ideal property for any growing family, downsizing couple or professional person looking for a smart and welcoming home. The house features ample parking owing to a front parking forecourt for two cars, a single driveway to the side of the property and a single garage to the side of the rear garden offering an additional secure parking space. To the rear is a fully enclosed and well presented, low-maintenance, garden featuring two patios and lawned area offering an ideal multi-purpose garden space.

Internally the property is well presented, offering any prospective purchaser the opportunity to move in with little work required. The house has a welcoming feeling throughout and has plenty on offer for anyone looking for a warm and welcoming environment. With an inviting and cosy living room, spacious and feature-rich – compartmentalised - dining kitchen, three bedrooms (two with ample space for a double bed), house bathroom and a boarded and insulated storage loft. Just step inside and you will certainly be impressed with everything this house has to offer.

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

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The property is situated in Hipperholme, just a "stone's throw" from Hipperholme village centre and benefits from the local amenities, shops and services; including parks, golf courses, doctors and dentists. There are fantastic transport connections, with the M62 motorway being only a 10 minute drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The towns of Brighouse, Halifax and Huddersfield offer excellent regional rail links, including access to the Grand Central train service. There are also ample bus services, running regularly, close by.

Owing to the copious number of features on offer with this well-presented property an internal inspection is essential to fully appreciate this charming home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A long, light and bright entrance hallway that creates the ideal first impression from the moment you arrive at the property. The hallway features a fantastic amount of storage space with under stairs cupboards and also offers access to the driveway, at the side of the property, from a composite door. The hallway offers a solid wooden floor, two central light fittings and a double radiator.

From the hallway a wooden door opens into the

LIVING ROOM



The ideal family communal space, the living room offers ample space for a suite along with additional furniture. The uPVC double glazed bay

window bathes the whole room in natural light and creates a charming frontage for the room. A gas fire, on a granite hearth with granite mantelpiece, offers the ideal central feature for the whole room. With a carpeted floor, cornice to ceiling, television access point and double radiator.



DINING KITCHEN



This compartmentalised dining kitchen offers an ideal communal space for entertaining or family mealtimes. This multi-purpose room has been well laid out to create a highly functional area. The dining area offers ample space for a large dining table and has a solid quartz counter to the alcove, with cupboard and wine cooler, that offers

additional storage and work space. To the rear of the room is a seating area with space for a sofa and has a television, creating a snug space that is well illuminated owing to numerous, ceiling, inset spotlights in addition to the natural light from the uPVC double glazed windows to the rear elevation and the French doors offering access into the rear garden. With a solid wood floor and double radiator.



The kitchen is situated in an open alcove that keeps the area separate from the dining space but offers an open plan environment offering the best of both worlds. The beautifully presented kitchen features solid quartz counters to three walls, all with over or under counter cupboards and

drawers. The kitchen has a uPVC double glazed window, to the front elevation, offering natural light in addition to the numerous, ceiling, inset spotlights. With an integrated hob, integrated dual oven, extractor hood, fitted washing machine, fitted dishwasher, fitted fridge, solid wooden floors, tiled splashbacks, inset stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, frosted uPVC double glazed window to the side elevation, central light fitting and loft access hatch (the loft is a fully boarded storage space with added insulation).

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.



BEDROOM 2



Another generous bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.



BEDROOM 3



An ideal room for a guest bedroom, child's room or as a work from home office space. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

BATHROOM



A well laid out and presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath rainfall style shower, curved glass splash guard, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, vinyl floors, tiled walls, central light fitting, extractor fan

and a frosted uPVC double glazed window to the side elevation.

GARDENS



To the rear of the property is a charming, fully enclosed, garden; featuring a patio seating area to the edge of the property and a second to the far end of the garden. Bisected by the patios is a lawned area. The garden is bordered by a wooden fence creating a secure environment for children and pets to play.

PARKING

To the front of the property is a brick paved parking forecourt for 2-3 cars with a single driveway leading to the rear of the property. At

the rear of the drive is a single garage offering an additional secure parking space.



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: ///youth.dash.jolly

Google Plus Code: P5HX+J5F Halifax

For sat nav users the postcode is: HX3 8SS

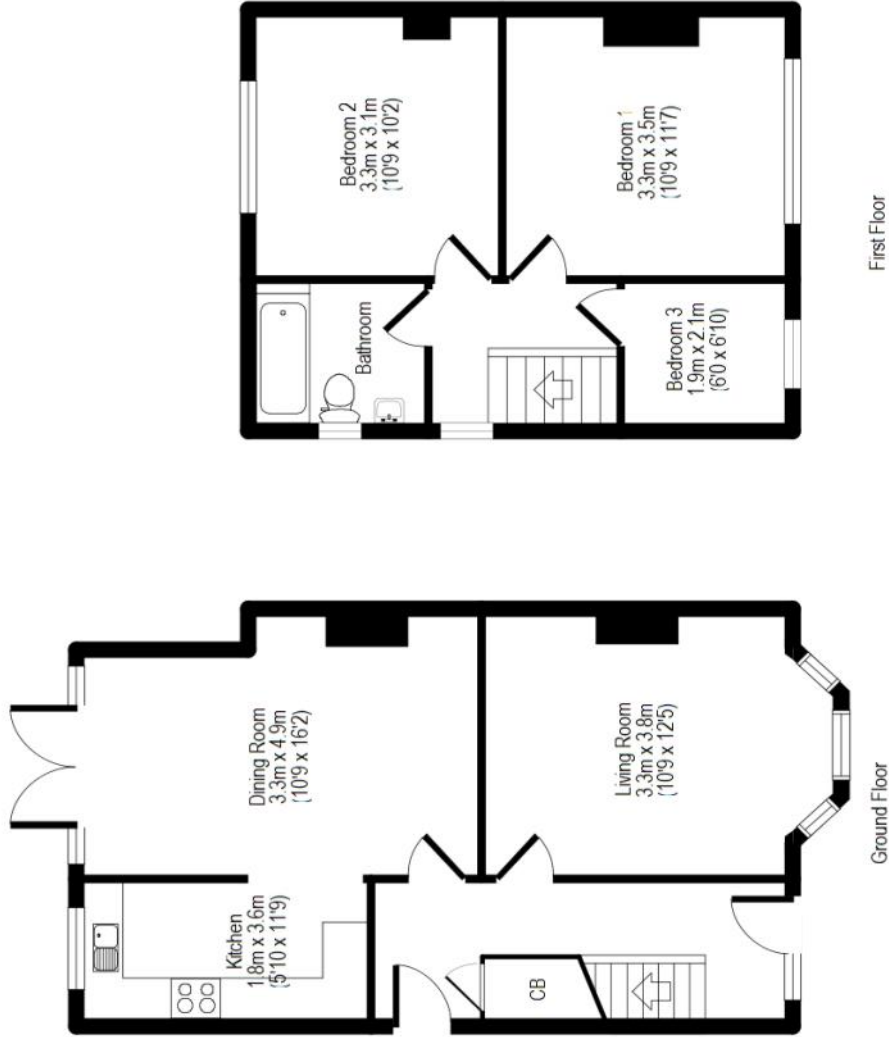
MORTGAGE ADVICE

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.

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79 sq. m / 848 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

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