

MARSH & MARSH PROPERTIES

4 Westroyd, Hipperholme, HX3 8LF

£275,000



Situated in the heart of the highly sought after Hipperholme village is this tucked away and hidden gem. Located on the edge of a charming residents' parkland and benefitting from a peaceful and well-regarded position. From the moment you arrive you will be impressed with the appearance of the property that has been fully rendered to create a well-presented finish and with its pebbled driveway that offers private parking for a car, a single garage offering secure parking and with a fenced private patio garden offering a charming seating area, perfect for sitting out and relaxing. To the front of the property is a well presented lawned garden, fully enclosed by hedgerow creating the perfect frontage for the property that greatly enhances kerb appeal and privacy.

The Square has a well-maintained private residents' park to the back of the property. This addition provides a rare opportunity for anyone looking for something providing extra greenery and space for wildlife.

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

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Internally the property is well presented throughout with a neutral colour scheme, and in good condition, presenting the ideal opportunity for a prospective buyer to move in with little to no work required. With its welcoming living room, spacious sitting/dining room, well-appointed kitchen, three bedrooms and shower room.

Owing to its location, this property presents fantastic access to all the excellent shops, services and restaurants that the Hipperholme village has to offer, including some picturesque walks in the locality. The property offers good transport connections with Brighouse and Halifax being a 10 -minute drive away, both offering access to their well-connected train stations offering routes to all local towns including the Grand Central train service. The M62 is only a short 15 minute drive away providing quick access to Leeds, Bradford and Manchester. This property is also within walking distance of good primary and secondary schools.

Owing to the fantastic number of features on offer with this beautifully presented property an appointment to view is essential.

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

KITCHEN



A well-appointed and laid out kitchen that is not only a highly functional space but also offers a charming first impression from the moment you step inside. The kitchen has laminated work surfaces (two "U" shaped sections) to opposite sides of the room, to all four walls, offering ample work space, all with over or under counter cupboards or drawers. The kitchen is well lit via

numerous ceiling inset spotlights in addition to natural light from two uPVC double glazed windows to the rear elevation. With a fitted dual oven, fitted hob, stainless steel extractor hood, plumbing for a washing machine, tiled floor, fitted fridge, fitted freezer and a stainless steel sink with stainless steel mixer tap.



From the kitchen a solid wooden door opens into the

SITTING / DINING ROOM



A large central room that is adjoining both the kitchen and the living room offering an ideal family communal space. The room offers plenty of space for a suite and a large dining table creating

the ideal multi-purpose space. With its carpeted floor, central light fitting, cornice to ceiling, dado rail, uPVC double glazed window to the front elevation, double radiator and television access point.



From the sitting/dining room a solid wooden door opens into the

LIVING ROOM



A warm, welcoming and inviting living room, offering the ideal place to sit back and relax. The room features a gas fireplace, set in a granite hearth with granite mantelpiece, creating the ideal central feature. With a carpeted floor, dado rail, cornice to ceiling, central light fitting, double

radiator, uPVC double glazed window to the front elevation and television access point.



HALLWAY

The hallway offers access to the side of the property, leading to the front and rear gardens, via a uPVC double glazed door. With a under stairs cupboard, single radiator and carpeted floor.

From the hallway carpeted stairs lead up to the

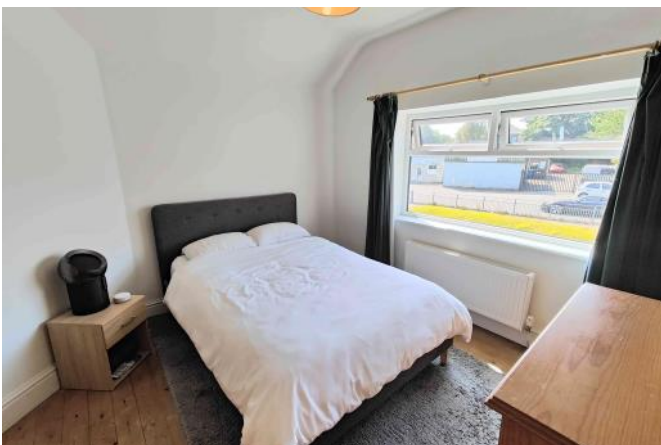
LANDING



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

From the landing solid wooden doors open into

BEDROOM 1



A large master bedroom that offers plenty of space for a double bed along with additional bedroom furniture. With a wooden floor, uPVC double glazed window to the front elevation, central light fitting and a double radiator.

BEDROOM 2

Another good sized bedroom, again offering space for a double bed. With a carpeted floor, uPVC double glazed window to the front elevation, dado rail, central light fitting and a single radiator.

BEDROOM 3

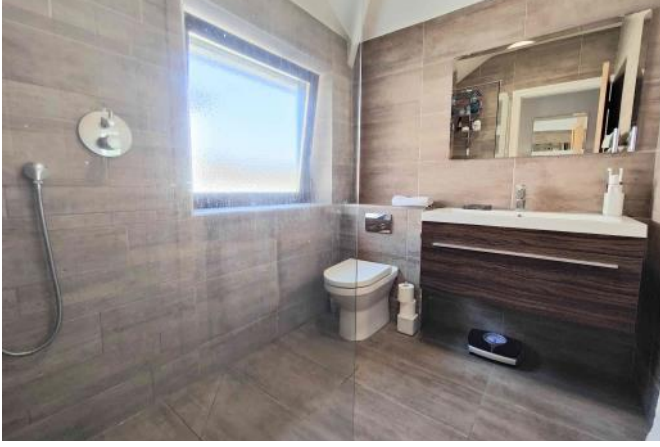


The perfect room for a child's bedroom, work from home office or guest bedroom. The room has plenty of space for a double bed along with additional bedroom furniture. With a carpeted floor, dado rail, uPVC double glazed window to the rear elevation and single radiator.

SHOWER ROOM

A modern and stylish shower room that makes excellent use of the space on offer. With a walk in style shower cubicle, close coupled toilet, large vanity inset washbasin, tiled floor, tiled walls, central light fitting, stainless steel towel radiator and a frosted uPVC double glazed window to the

side elevation.



presented lawned garden, fully enclosed by hedgerow that creates a charming reception to the property and also offers an enhanced level of privacy for the house.



GARDENS



To the front of the property is a beautifully

To the rear of the property is a spacious patio garden, ideal to sit back and relax or have a barbeque. The garden is a real sun trap and is bordered by wooden fence and a gate leads onto the driveway.

PARKING & GARAGE



To the rear of the property, accessed via the private access road that rings The Square, is the pebbled driveway that offers space for a car.

To the side of the driveway is a single garage that offers an additional single car parking space.

THE SQUARE



To the rear of the property is The Square, a charming garden which provides a green and pleasant outlook and area for wildlife to thrive.



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.

DIRECTIONS

What3words: [///once.grin.next](https://www.what3words.com/once.grin.next)

Google Plus Code: P5JP+22F Halifax

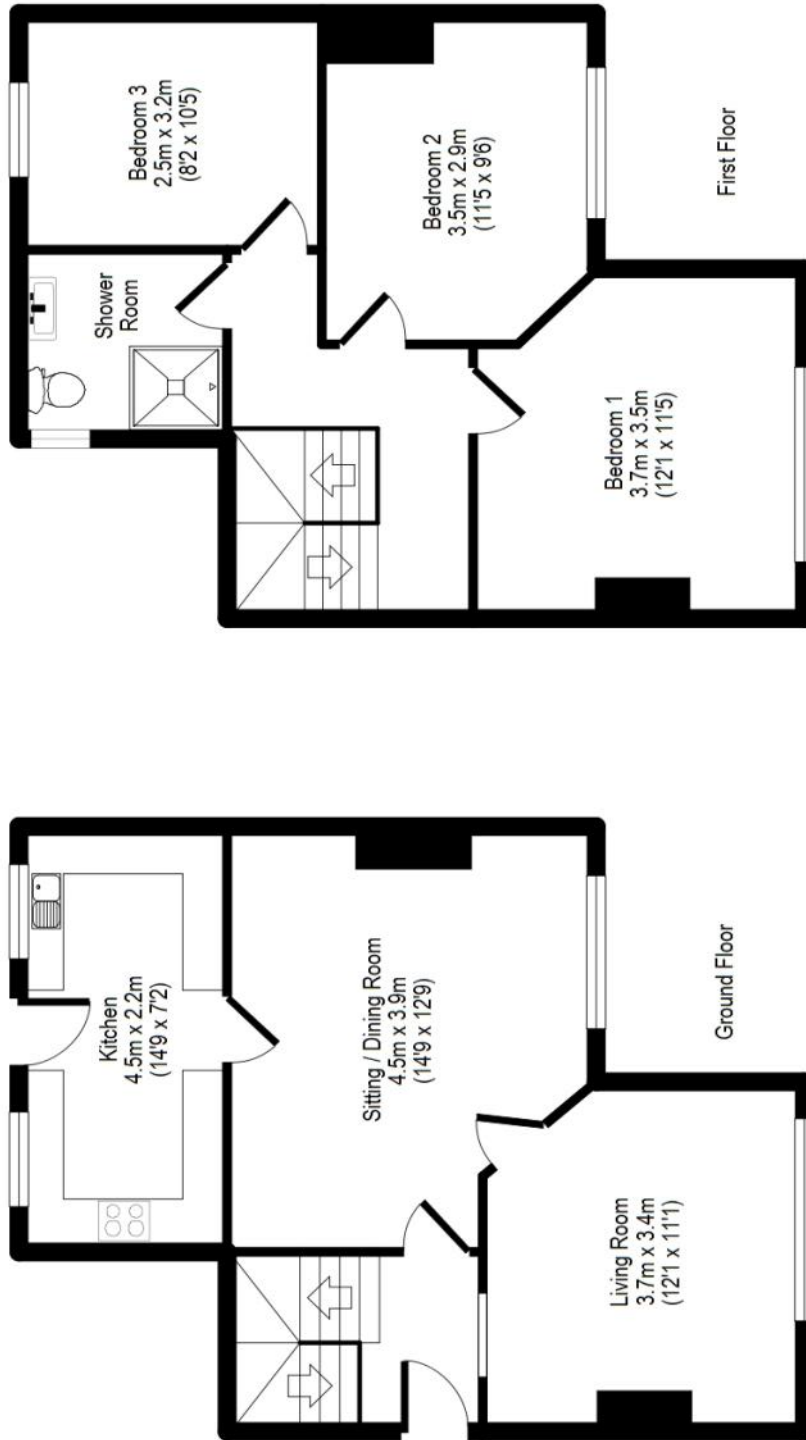
For sat nav users the postcode is: HX3 8LF

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.

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APPROX GROSS INTERNAL FLOOR AREA: 86 sq. m / 925 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.

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