

MARSH & MARSH PROPERTIES

Tryfan, Leeds Road, Hipperholme, HX3 8SD

£450,000



This two bedroomed, detached, bungalow offers an exciting opportunity for anyone looking for that special something. It is located in the heart of Hipperholme village, on the edge of Hipperholme park and across from the cenotaph, and is offered with the added advantage of NO CHAIN. From the moment you arrive you notice its name, chiselled into the stone border wall that encloses the front parking forecourt that offers parking for four. At the rear of the forecourt is a single garage that offers additional storage space or additional secure parking. To the rear of the property is the multi-tier garden, fully enclosed and benefitting from the charming outlook over the park to the rear. With so much on offer this house can certainly be turned into a forever home.

Internally the property offers a large amount of space throughout, presented in a good condition, albeit dated, providing the opportunity to create something special. The house has spacious rooms and benefits from a large and open living room, family dining room, breakfast kitchen, conservatory, two double bedrooms, house bathroom, separate WC and large loft storage area. Just step inside and you will immediately get that feeling of being at home.

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

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Its well-connected location is on the outskirts of Hipperholme village, benefitting from being one of the most well-connected locations, offering quick and easy road access to the surrounding areas. The property is also within the catchment areas, and easy commute, of the good local schools. Brighouse and Halifax train stations are within just 10 minutes of the property, both offering quick access to the local area, including access to the Grand Central train service. The M62 motorway is just a short 10-minute drive that offers quick and easy access to the major cities of Leeds and Manchester. Hipperholme itself is home to ample local and independent shops and services, including a doctors' surgery and a dentist.

Owing to the whole host of fantastic features on offer, including its outstanding and well-regarded residential location, fantastic internal space and charming surrounding views, all with the added benefit of being with NO CHAIN, an appointment to view is essential.

From the front of the property a solid wooden door opens into the

PORCH

An excellent addition to the property, the porch offers a barrier from the external aspect to the internal and features a central light and frosted window to the front elevation. It is also the ideal storage space for coats and shoes.

From the porch a wooden door opens into the

HALLWAY

A rather grand entrance hallway that is "L" shaped and provides access throughout the whole property. The hallway also benefits from two storage cupboards (one standard and one airing) offering additional storage space. With a carpeted floor, two central light fittings and a single radiator.

From the hallway a wooden door opens into the

LIVING ROOM

A large "L" shaped living room that, owing to its dual aspect double glazed windows to the rear and side elevations, is bathed in natural light, especially when twinned with the sliding double glazed doors into the conservatory. A gas

fireplace, on a granite hearth and with granite mantelpiece, offers a fantastic central feature for the whole room. With three central light fittings, carpeted floor, two double radiators and a television access point.



From the living room a sliding door opens into the

CONSERVATORY



The conservatory adds a fantastic seating space to the rear of the property. Ideally located to provide the perfect all weather seating space that overlooks the garden. With a carpeted floor, central light fitting, ceiling fan and numerous power outlets. The conservatory features two wooden doors that open out to either side of the conservatory, offering garden access.

From the hallway wooden doors open into the

DINING ROOM



A large family dining room, again benefitting from a dual aspect nature with double glazed windows to the side and front elevations. The dining room can also be accessed from the living room via a set of double wooden doors that creates an open plan nature to the whole communal living space. With a carpeted floor, ceiling rose, cornice to ceiling, central light fitting and single radiator.



BREAKFAST KITCHEN



A well laid out breakfast kitchen that offers laminated work surfaces to three walls with a section extending to the centre of the room that creates a breakfast bar. The work surfaces all have over and/or under counter cupboards and drawers that provide plenty of storage space.

With an integrated hob, integrated dual oven, extractor hood, plumbing for a washing machine, tiled splashbacks, tiled floor, double glazed window to the front elevation, two central strip lights, space for a fridge/freezer and a 1 ½ sink with stainless steel mixer taps.



BEDROOM 1



A large master bedroom, with space for a double bed, which features a large set of fitted wardrobes, to two sides of the room, offering a large amount of storage space. With a single radiator, double glazed window to the rear elevation, central light fitting and vinyl floor.

BEDROOM 2



Another good-sized double bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a single radiator, fitted wardrobe, double glazed window to the side elevation, central light fitting and carpeted floor.

BATHROOM



A well laid out house bathroom that features a large alcove shower cubicle, panel bath, vanity inset washbasin, low flush toilet, tiled splashbacks, tiled floor, central light fitting, double glazed window to the rear elevation and an extractor fan.



WC



An excellent addition offering extra facilities for the property. With a pedestal washbasin, single radiator, double glazed window to the side elevation, central light fitting, tiled splashbacks and vinyl floor.

From the hallway a pull-down ladder provides access to the

BOARDED LOFT



A large storage loft space that offers an excellent amount of additional storage space; perfect for Christmas decorations or suitcases.

REAR GARDEN



To the rear of the property is a spacious, multi-tier patio and shrub garden. This expansive space is ideal for sitting out and relaxing, a barbeque or

family gatherings. The enclosed nature of the garden, being bordered on all sides by a large hedge, offers a large amount of privacy. The landscaped nature of the garden provides a charming backdrop to the property and pleasant outlook. The number of hidden spaces does make this an ideal place to explore.

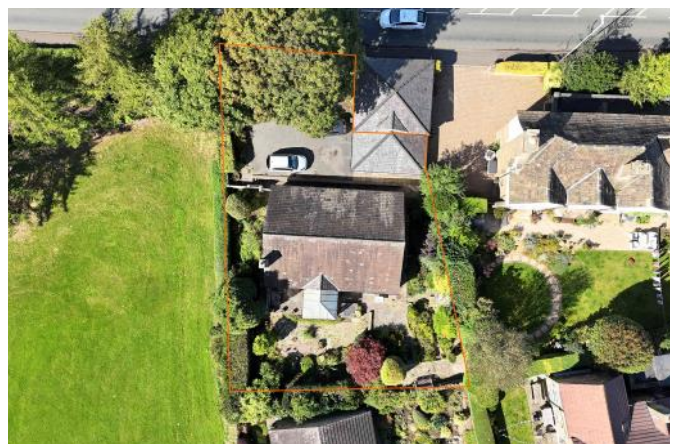


PARKING & GARAGE

To the front of the property is the forecourt, offering ample space for four or more cars to easily park. An additional parking space is provided by the single garage to the rear of the forecourt. The parking area is enclosed and features two gateposts to the front, one with the property's name "Tryfan" engraved into the masonry.



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.



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.

LOCATION

What3words: [///scans.codes.galaxy](https://www.what3words.com/scan/3scans/codes/galaxy)

Google Plus Code: P5GW+WR2 Halifax

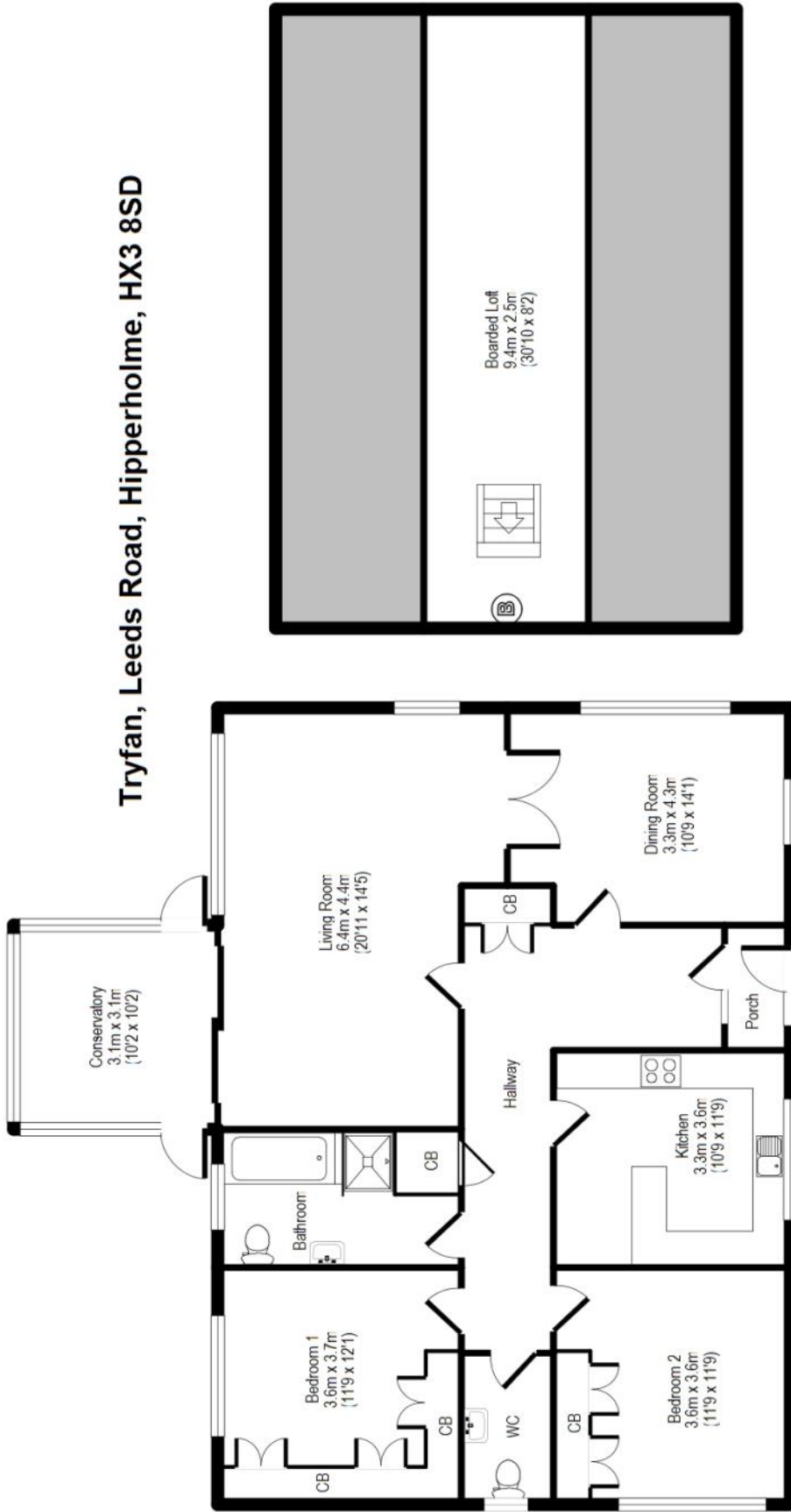
Postcode: HX3 8SD

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

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APPROX GROSS INTERNAL FLOOR AREA: 181 sq. m / 1944 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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