

# MARSH & MARSH PROPERTIES

11 Brooklands, Hipperholme, HX3 8EE

£315,000



This exciting and rare opportunity is certainly one not to overlook. Fully renovated to a high quality, this four bedroomed, stone and brick built, terraced, property, is situated in the heart of the highly sought after Hipperholme village centre and is offered with the added advantage of NO CHAIN. Its impressive and imposing presentation offers a well-deserved first impression and benefits from a quiet position, being at the end of the cul-de-sac. The house features a large lawned, south facing, garden, to the rear elevation, that offers a fantastic place to sit out and relax whilst enjoying the picturesque surroundings. To the front of the property is a concrete driveway that offers ample parking for two cars. A perfect family home or house for a professional couple looking for a smart and elegant property.

The real “WOW” factor is when you step inside this property. Having been renovated to such a high quality, and offered in neutral and immaculate condition, the property offers the opportunity to move in with no work required other than tailoring the house to your own style to create your perfect home. The property benefits from large rooms throughout including the light and bright living room, open and well-appointed dining kitchen, four bedrooms (three with ample space for double beds, two with feature cast-iron fireplaces and one with en-suite) and a house bathroom.

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The property also benefits from the excellent local transport links, with quick and easy access to both Brighouse and Halifax town centres. The M62 is only a 10 minute drive away, offering speedy access to Leeds, Bradford and Manchester. This house also boasts easy access to Brighouse and Halifax train stations, both with a cross Pennine connections, and the Grand Central train service to London. The property also lies in the catchment areas of good primary and secondary schools, both within walking distance.

Owing to the whole host of fantastic features on offer, including its immaculate internal presentation, highly sought after position and internal space, all with the added advantage of NO CHAIN, an internal inspection is essential.

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

### DINING KITCHEN



The ideal reception into the property, the dining kitchen offers a large amount of space throughout and creates the perfect place to entertain or for a family meal. There is ample room to one side for a large family dining table. Solid wooden work

surfaces to two sides, all with over and under counter cupboards offers ample storage space and is beautifully presented. An inset range style cooker sits in the chimney breast, with stone hearth and brick mantelpiece surround, which offers a smart feature for the kitchen. With an integrated extractor, brick style tiled splashbacks, solid wooden flooring, double radiator, two uPVC double glazed windows to the front elevation, integrated dishwasher, plumbing for a washing machine, ceiling inset spotlights, under cupboard lighting, integrated fridge/freezer and a 1 ½ sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

## HALLWAY



A smart connecting hallway that features a carpeted floor, under stairs storage cupboard, central light fitting, cornice to ceiling, single radiator and a composite door that provides access to the rear garden.

From the hallway a wooden door opens into the

## LIVING ROOM



A perfect family communal area, the living room offers a light and bright space owing to the uPVC double glazed bay window, to the rear elevation, overlooking the charming gardens. A fireplace, with stone hearth and wooden mantelpiece, offers

a real central feature for the whole room. With a solid wooden floor, double radiator, central light fitting, cornice to ceiling and a telephone access point.



From the hallway carpeted stairs lead up to the

## LANDING

With a carpeted floor, single radiator and central light fitting.

From the landing wooden doors open into

## BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom

furniture. A cast iron fireplace creates the ideal feature for the bedroom. The master bedroom's uPVC double glazed window overlooks the rear gardens offering a charming outlook. With a carpeted floor, central light fitting and double radiator.

### **BEDROOM 2**



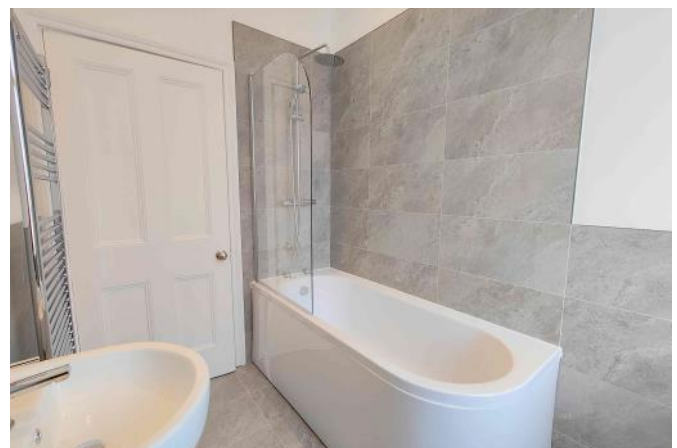
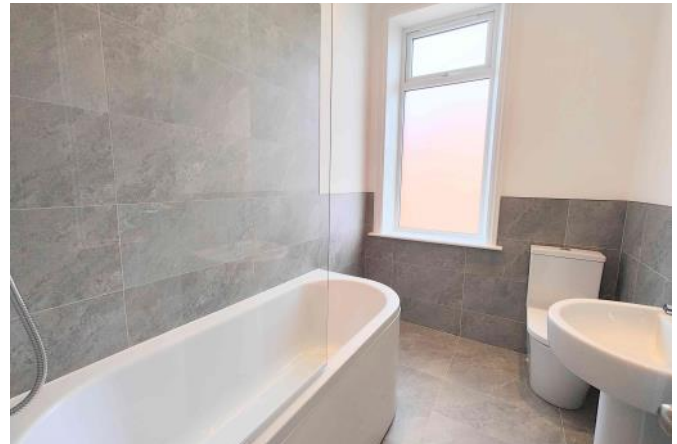
A similar sized bedroom to the master bedroom, again offering space for a double bed along with additional furniture. The room also features a cast iron fireplace. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting and double radiator.

### **BEDROOM 3**



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

### **BATHROOM**



A beautifully presented house bathroom, offered with a neutral décor and style that creates the ideal place to relax. With a panel bath, over bath rainfall showerhead, glass splash guard, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights, tiled flooring, tiled , stainless steel towel radiator and extractor fan.

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

### **BEDROOM 4**

A large and spacious top floor double bedroom that offers a large amount of space throughout. The bedroom also benefits from a walk-in wardrobe style cupboard, to one side of the room, with flush access door. With a carpeted floor, uPVC double glazed windows to the front elevation, central light fitting and double radiator.



From bedroom 4 a wooden door opens into its

### EN-SUITE



A well-presented en-suite shower room that

makes excellent use of the space on offer to create a highly functional room. With its alcove inset shower cubicle, pedestal washbasin, close coupled toilet, stainless steel towel radiator, vinyl floor, mermaid board splashbacks, ceiling inset spotlights and extractor fan.



### GARDENS



To the rear of the property is the large and open, south facing, gardens. The rear gardens are kept open across all the row of houses that presents a beautifully presented and large rear space, ideal to sit back and relax on a summer's day. Such a picturesque surrounding is rare to find nestled away and offers a real treat.



At the front of the property is private parking for two cars.

### 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.



There is a ground rent for the garden at £75.00 p.a.

### PARKING



The property has had a full re-wire in 2024.

As far as we have been made aware the property is FREEHOLD

### TO VIEW

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



### **LOCATION**

What3words: ///flame.bunks.award

Google Plus Code: P5FQ+F9M Halifax

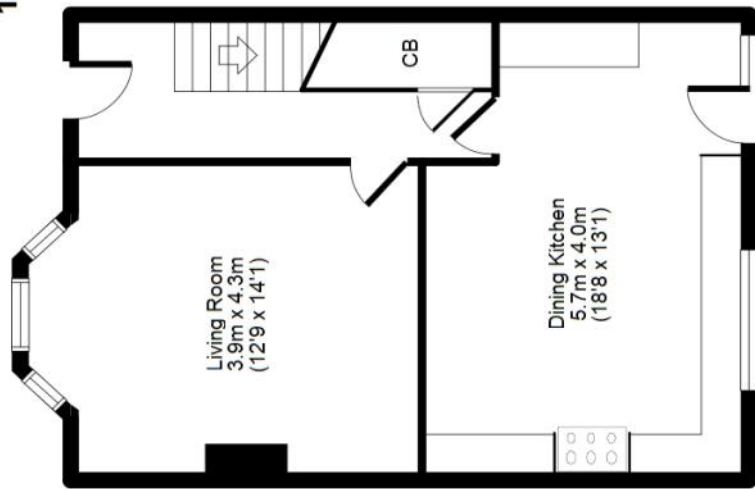
For sat nav users the postcode is: HX3 8EE

### **MORTGAGE ADVICE**

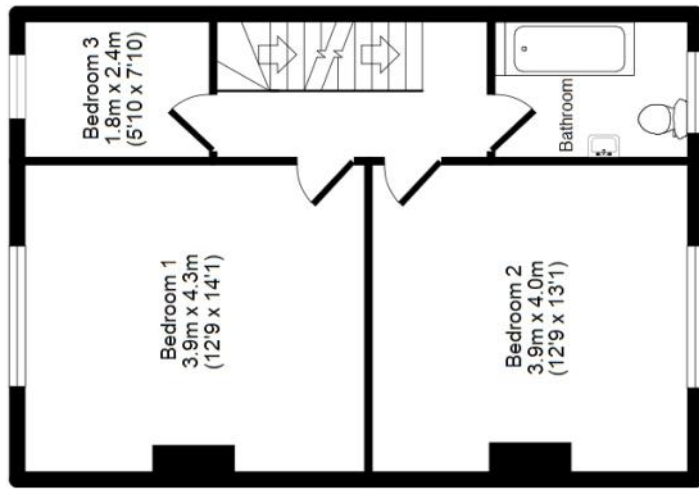
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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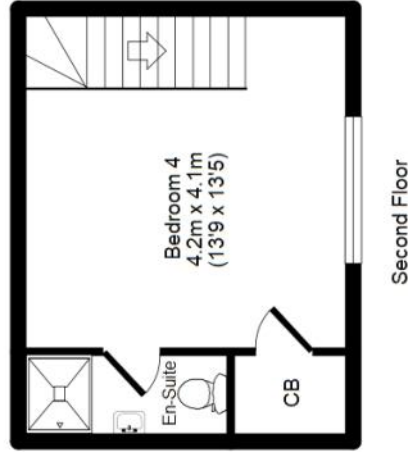
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 117 sq. m / 1264 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 of any contract or warranty.

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