

# MARSH & MARSH PROPERTIES

12 Lane Ends Green, Hipperholme, HX3 8EZ

£225,000



Nestled out the way in an elevated and private position on Lane Ends Green, situated in the highly sought after Hipperholme Village in a quiet residential location and only a short 5 minute walk from the village centre. The property is offered with the added benefit of being with NO CHAIN. An ideal property for a first time buyer or retiring couple alike. Elevated above the roadside and set back from the road this charming position benefits from far reaching views to the front elevation across the valley. Its front, low-maintenance patio garden is surrounded by shrub bush to create a private space and enhance the property's curb appeal. To the rear of the property is a second patio area offering a private sitting space, ideal for a barbecue. The property benefits from ample on street parking in the local area.

Internally the property has been finished to a high standard, in a modern décor throughout in a neutral colour scheme throughout. Its large uPVC double glazed windows throughout provide ample natural light to create a light and bright property. With its two double bedrooms, good sized living room (overlooking the valley to the front elevation), well-appointed and presented kitchen and well-presented shower room. The property also offers a large amount of storage space in the loft. Owing to its excellent internal condition anyone looking to purchase a property requiring little to no work will find this property of special interest. The property benefits from owned solar panels on the higher feeding tariff providing a good return per year and free electricity throughout the day.

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

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Owing to its excellent location this property offers fantastic transport connections; with both Halifax and Brighouse only a 10 and 7 minute drive away respectively. The Hipperholme village provides excellent shops and services in addition to its well-known bars and restaurants. The property also benefits from being within the catchment area of both good primary and secondary schools, all within walking distance. The M62 is only a short 10 minute drive away providing quick and easy access to both Leeds, Bradford and Manchester. Brighouse and Halifax train stations both provide excellent connections to the surrounding area including access to the Grand Central train line.

Owing to its sought after residential location, excellent internal condition and elevated private position with far reaching views an appointment to view is highly encouraged to fully appreciate all this property has to offer.

The property is accessed from the roadside via a metal gate opening onto stone flagged stairs leading up to the side passage leading to the side of the property. From the side of the property a uPVC double glazed opens into the

#### **HALLWAY**

A light and bright entrance hallway creating a charming first impression and providing access to all the rooms in the building. With central light fitting, oak laminate flooring, single radiator, alarm control panel and loft access hatch.

From the hallway wood panel doors open into

#### **LIVING ROOM**



A well-presented living room, featuring a large uPVC double glazed window that not only provides ample natural light for the room but also a fantastic vantage point to admire the far reaching valley views beyond. A wood burning stove sat on a tiled hearth in a brick

surround and wooden mantelpiece creates a charming centre feature for the whole room. With bamboo laminate flooring, cornice to ceiling, central light fitting, single radiator and television access point.



#### **KITCHEN**



A beautifully presented kitchen that would be any culinary enthusiasts dream. Presented in a modern and cool décor with a mix of slate, cream and grey colours to create a highly functional space. Wood effect laminate work surfaces to three walls provide ample work space with over and under counter cupboards and drawers. The room is well illuminated by two sets of omni-directional ceiling spotlights in addition to two sets of uPVC double glazed windows, one to the front elevation and one to the side. With a fitted Viceroy induction hob, fitted Viceroy oven, stainless steel extractor hood, stainless steel towel radiator, plumbing for a washing machine, fitted blinds to both windows, tile effect vinyl flooring, space for a fridge/freezer and stainless steel sink with stainless steel mixer tap.



#### BEDROOM 1



A good sized master bedroom that offers ample space for a double bed along with space for additional bedroom furniture. With single radiator, central light fitting, oak laminate flooring and uPVC double glazed window to the rear elevation.



#### BEDROOM 2



Another good sized bedroom that offers space for a double bed and additional bedroom furniture. With single radiator, central light fitting, oak laminate flooring, uPVC double glazed window to the rear elevation and fitted window blinds.

#### SHOWER ROOM



A well-presented shower room that operates as a wet room owing to the walk in shower to the far end of the room. A set of cupboards to one end provides ample

additional storage space. With electric shower (ideal in conjunction with the solar panels), vinyl flooring, tiled splashbacks, close coupled toilet, pedestal washbasin, magnetic closing shower half height doors, shower curtain, single radiator and a central diffuser style light fitting.

## GARDENS



To the front of the property is the elevated multi-tier patio gardens. From the edge of the property a flagged pathway runs around the front of the property and leads to a twin pebbled garden decorated with small shrubs. At the end of the pebbled garden a lower patio garden, with central shrub garden feature, provides an ideal seating area to take advantage of the far reaching views. The garden is bordered by shrubs and hedge to create a private space that is enhanced

owing to its elevated nature.

To the rear of the property is a second patio garden area, ideal to sit out or have a barbecue.



## PARKING

There is ample on street parking in the local area.

## 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.

## DIRECTIONS

From the Marsh & Marsh Properties office head down Kirk Lane and at the "T" junction turn right onto Lane Ends Green for 15m. The property will be located on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

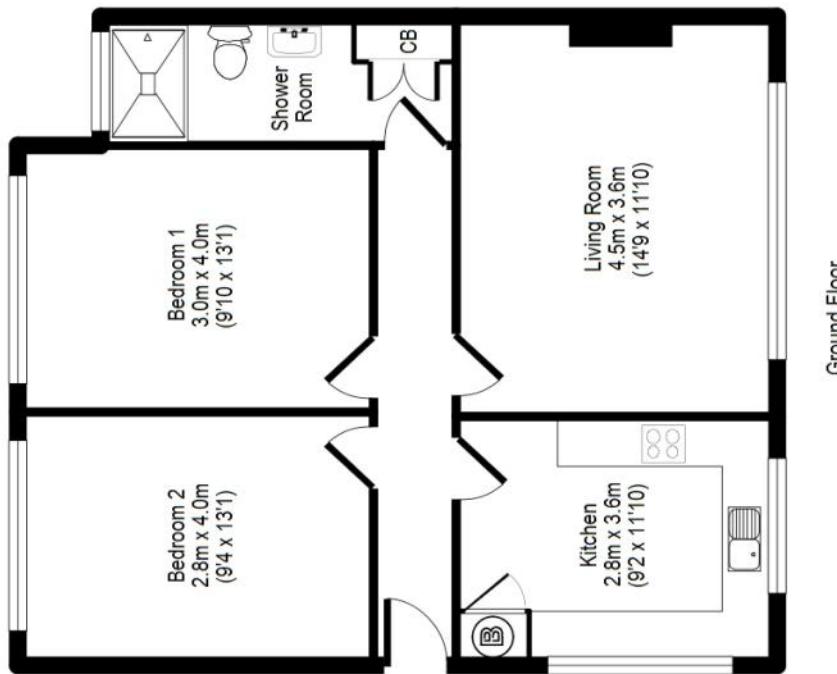
For sat nav users the postcode is: HX3 8EZ

## 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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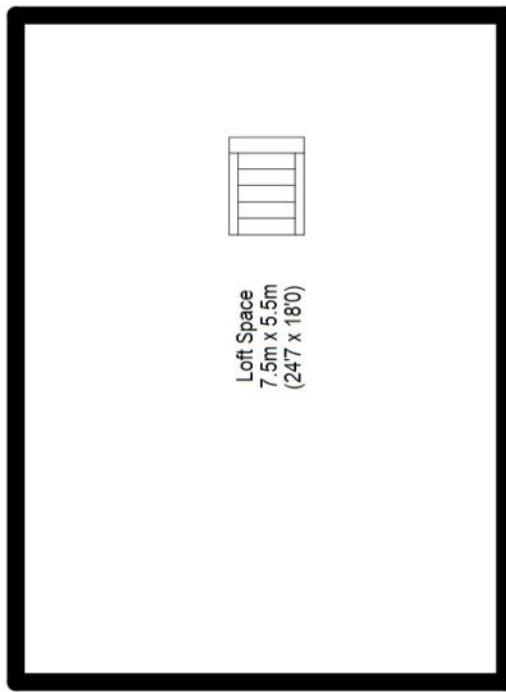


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