

# MARSH & MARSH PROPERTIES

*Danroma, 4 Wood Lane, Hipperholme, HX3 8HB*

*£450,000*



“Danroma” is a beautiful, three bedroomed, detached, bungalow, set in the charming and idyllic setting of Wood Lane, in the highly sought after Hipperholme village. If you are looking for that truly “special something” then this will defiantly be the property for you. The house is also offered with the added advantage of being with NO CHAIN. From the moment you arrive you will notice that the property benefits from truly stunning, far reaching, valley views to the front elevation, offering the perfect outlook. To the rear is a spacious and multi-tier garden; the perfect place to sit back and relax in a private and secluded setting. The property also offers ample parking for 4 cars, with a long driveway and integral garage.

As you step inside you will immediately see the fantastic potential on offer. A well laid out property that offers a large amount of space throughout, ideal for someone to put their own stamp onto this charming home. With a spacious living room, large dining room, well laid-out kitchen, utility room, three bedrooms (two with ample space for a king sized bed), house bathroom and WC. The property also offers a fantastic amount of space to the lower ground floor with multiple workshop rooms, storage areas as well as offering access throughout the ground floor pipework. The house also offers a large and open boarded loft, making sure that this property is not short of storage space.

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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 service.

Owing to the whole host of fantastic features with this impressive property, all offered with the added advantage of being with NO CHAIN, located in a highly sought after location, an appointment to view is essential in order to fully appreciate this welcoming home.

From the driveway a series of stone steps leads up to the

### **STORM PORCH**

To the front of the property is an enclosed storm porch, offering a covered and sheltered front access to the property.

From the storm porch a uPVC double glazed door opens into the

### **HALLWAY**

A welcoming reception as you step into the property the hallway features a carpeted floor, central light fitting, cornice to ceiling, loft access hatch, single radiator, frosted uPVC double glazed windows to the front elevation and coat and shoe storage cupboards to one side.

From the hallway wooden doors open into the

### **LIVING ROOM**

A spacious living room that offers more than ample space for a three piece suite along with additional furniture. The living room offers a fantastic view of the valley beyond from its large uPVC double glazed window to the front elevation. With a carpeted floor, central light fitting, single radiator and a television access point.



### **DINING ROOM**



A large and spacious dining room that offers more than ample space for a large family dining table. A



gas fireplace, on a granite effect hearth and with a wooden mantelpiece, creates the perfect central focal point for the whole room. The dining room benefits from a large storage cupboard to one side as well as double doors that also offer access into the dining kitchen. Just like the living room, the dining room benefits from a large uPVC double glazed window to the front elevation offering a fantastic vantage point of the views. With a carpeted floor, central light fitting, wall mounted light fittings and a single radiator.

### DINING KITCHEN



A well laid out dining kitchen with laminated work surfaces to two walls, both with over or under counter cupboards and drawers that offer ample

work space. The kitchen features space for a dining table to one side creating a charming "informal" dining space; perfect for family life. The kitchen benefits from a cooker unit, extractor, single radiator, splashback tiling, uPVC double glazed window to the side elevation, central light fitting, vinyl floor, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.

To the rear of the dining kitchen a wooden door opens into the

### UTILITY ROOM



An excellent addition to the property offering further work space. The utility room offers access to the rear elevation via a uPVC double glazed door. With a laminated work surface, plumbing for a washing machine, space for a fridge/freezer, central light fitting, vinyl floor and a uPVC double glazed window to the side elevation.

From the hallway wooden doors open into

### BEDROOM 1



A spacious master bedroom that offers ample room for a king sized bed along with additional furniture. With a carpeted floor, uPVC double

glazed window to the rear elevation, central light fitting and single radiator.



### BEDROOM 2



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

### BEDROOM 3

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

### BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer. With a panel bath, alcove inset shower cubicle, pedestal washbasin, low flush toilet, vinyl floor, splashback tiling, single radiator, frosted uPVC double glazed window to the side elevation, extractor fan and central light fitting.

### WC

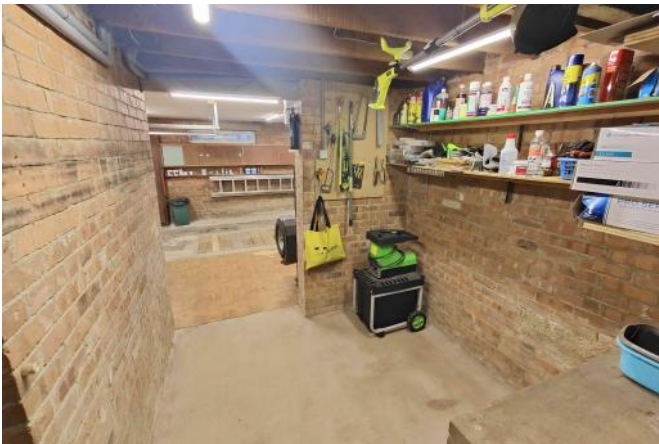


A fantastic addition to the property is the separate WC, offering additional facilities. With a close coupled toilet, washbasin, vinyl floor, frosted uPVC double glazed window to the side elevation, single radiator and central light fitting.



From the hallway a staircase leads down to a wooden door that opens into the

### **BASEMENT ROOMS & GARAGE**



A true hidden delight and something that adds a massive amount to the property are the lower level basement rooms and garage. Made up of five rooms, creating workshop space, garage area (that also features a mechanic's pit), storage space and access rooms. If you need a property with additional storage or even a place from which to run a home business, this will certainly be of special interest. The basement rooms are dry, well illuminated and feature windows to some areas, to the side and rear elevations. The rooms

also offer fantastic access to the pipework for the property offering easy maintenance.



### **LOFT**

Another fantastic addition to the property offering a large amount of additional storage space. The loft is boarded down the central area and features full length lighting.

### **GARDENS**



To the front of the property are two lawned gardens on split level with shrub frontage and border that creates the ideal kerb appeal and neatly decorates the front driveway and steps.





To the rear of the property is another multi-tier garden with lawns and patio seating areas, ideal for sitting back and relaxing or a secure space for children and pets to play. The property also owns woodland to the rear of the garden.



## PARKING



The driveway offers parking for up to three cars with an additional secure parking space offered by



the integral single garage.

## 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.

## LOCATION

What3words: ///shops.chose.alert

Google Plus Code: P5GH+X5V Halifax

For sat nav users the postcode is: HX3 8HB

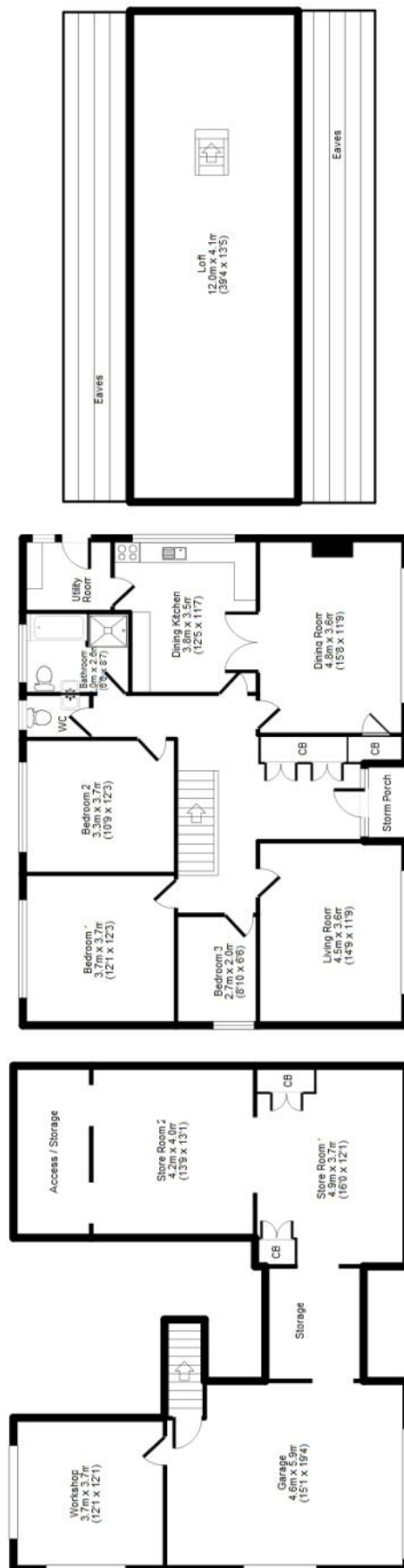


## MORTGAGE ADVICE

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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250 sq. m / 2684 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. This is not a contract. You should always seek professional advice before purchasing a property. 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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