

MARSH & MARSH PROPERTIES

18 Lane Ends Green, Hipperholme, HX3 8EZ

£279,950



Nestled away on a quiet and private cul-de-sac, in the sought-after village of Hipperholme and benefitting from a lofty vantage point, affording stunning views of the valley beyond, is this three bedroomed, semi-detached, property; all offered with the added advantage of NO CHAIN. The house also benefits from south facing solar panels, with a battery storage unit, that offer not only free electricity but provide an approximate yearly income of c.£720.00. The property is neatly presented and accessed from the front elevation via a series of steps. To the front of the property is a raised flower bed that enhances the kerb appeal. To the edge of the front of the property is a patio seating space, offering the ideal place to sit back and relax whilst enjoying the frontal views. To the rear of the property is a neatly presented multi-tier garden that contains a fenced seating space, flowerbeds and a “she-shed” to the top elevation, all surrounded by a charming woodland area, creating the ideal backdrop to the property.

Internally the property will no doubt impress, being offered in a good and neutral condition throughout, light and bright and benefitting from large windows that provide ample natural light. From the moment you step inside you will notice the love, care and attention this property receives. With a large and open-plan style living room, open-plan dining kitchen, three bedrooms (two that offer space for a double bed) and a well-presented house bathroom.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

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 on offer with this property, including the far-reaching views, private and sought after location, in addition to the well-presented internals, all with the added benefit of being with NO CHAIN, an appointment to view is essential.

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

DINING KITCHEN



A large and open-plan style dining kitchen offering

a large amount of functional space, creating an ideal area for family meals or even entertaining. To one side of the room there is plenty of space for a family dining table. To the opposite side there is a "U" shaped section of laminated work surface, with an additional piece to the opposite side, offering plenty of work space and all with under counter cupboards and drawers. The room receives plenty of natural light from its two uPVC double glazed windows to the rear elevation. With an integrated hob, stainless steel extractor hood, integrated oven, plumbing for a washing machine, plumbing for a dishwasher, two central light fittings, tiled floor, wood laminate floor, double radiator, space for a fridge/freezer and an inset stainless steel sink with stainless steel tap.



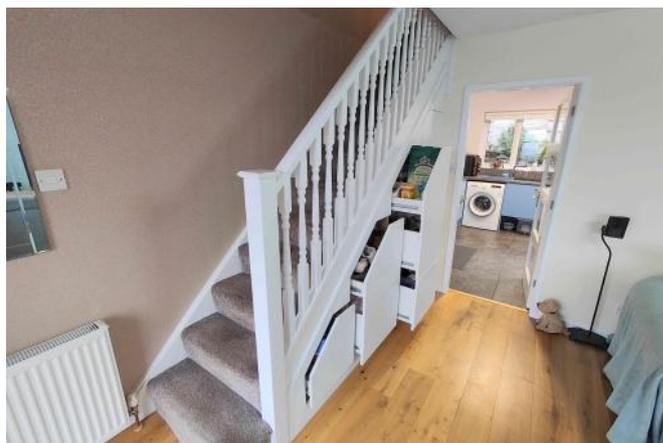
From the dining kitchen a wooden door opens into the

LIVING ROOM



A large and open plan style living room, bathed in natural light owing to the large uPVC double glazed window, to the front elevation, overlooking the valley views beyond, in addition to the sliding uPVC double glazed door that opens out into the storm porch. The living room offers plenty of space for a three piece suite along with additional furniture. The under stairs area has been converted into a smart storage area, ideal for coats and shoes, with a set of expertly fitted “push to open” cupboards and drawers. With

engineered wood flooring, central light fitting, two double radiators and a television access point.



From the living room a carpeted staircase leads up to the

LANDING



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

From the landing wooden doors open into

BEDROOM 1

A large and spacious master bedroom that offers a fantastic amount of space for a double bed along

with additional bedroom furniture. A fitted cupboard offers a large amount of additional storage space. The bedroom offers fantastic valley views, to the front elevation, from its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.



BEDROOM 2

A spacious second bedroom that again offers ample room for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, single radiator, central light fitting and a carpeted floor.



BEDROOM 3



The perfect work from home office, guest room or child's bedroom. With a uPVC double glazed

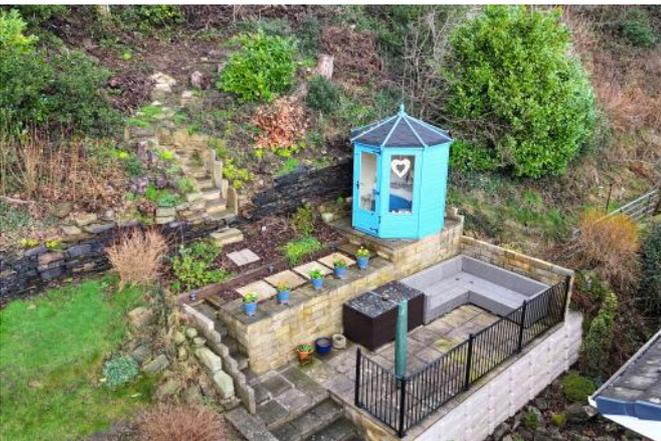
window to the front elevation (benefitting from the valley views), single radiator, central light fitting and a wood laminate floor.

BATHROOM



A neatly presented house bathroom that offers a highly functional and spacious environment. With a panel bath, over bath shower, pedestal washbasin, close coupled toilet, two frosted uPVC double glazed windows to the rear and side elevation, central light fitting, vinyl floor, fully tiled walls and a stainless steel towel radiator.

GARDENS



To the front of the property is a charming flower bed, bordering the driveway and front access

steps, that creates a charming kerb appeal for the property. At the top of the steps is a patio seating space, perfect for sitting out in an evening and relaxing whilst admiring the far reaching views.



To the rear of the property is an immaculately presented multi-tier garden, featuring a fenced patio seating area, flower beds and a raised upper tier that leads to a "she-shed". The ideal getaway location to sit and read whilst enjoying the peaceful nature of the rear garden, a perfect place to escape to from the busy day to day life. The rear garden has a wooded backdrop that offers the ideal rear outlook to the property.



PARKING & GARAGE



To the front of the property there is a driveway parking space for two cars.

The property benefits from an integral single garage, offering an additional secure parking space that has lighting, power outlets and a water point.

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.

The property benefits from south facing solar panels that generate in the region of £720.00 per annum. The solar panels also benefit from a battery storage unit, providing power in the darker hours.

TO VIEW

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

DIRECTIONS

What3words: ///pull.stand.shadow

Google Plus Code: P5GJ+JXR Halifax

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.

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.

18 Lane Ends Green, Hipperholme, HX3 8EZ



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 84 sq. m / 905 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.

(c) Marsh & Marsh Properties