

# MARSH & MARSH PROPERTIES

10 Brooklands, Hipperholme, HX3 8EE

£325,000



Brooklands is a highly sought after row of terraced properties in the well regarded and connected village of Hipperholme. If you are looking for that special something, this will certainly be the property for you. Its imposing nature, traditional features and sought-after position will all impress from the moment you arrive. The property benefits from a front driveway offering private parking for a car. The house features a large, south facing, lawned 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 a car. A perfect family home or house for a professional couple looking for a smart and elegant property.

The property is offered with an eclectic and stylish décor throughout, being presented with a light and bright colour scheme whilst keeping the original features that greatly enhance the style of the house. The property also benefits from large and spacious rooms, all in a well-laid out format that offers the opportunity for any prospective buyer to move in with little work required. There is also the potential to customise the property and add your own touch to open up the ground floor. With its welcoming and spacious living room, generous dining room, well-appointed kitchen, three bedrooms to the first floor (two with ample space for a king sized bed), house bathroom, large fourth bedroom to the attic space and with ample additional eaves storage space. With something for everyone this is a house that certainly requires an internal viewing.

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

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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 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.

With four bedrooms, south facing gardens, a prime and sought after residential location, all for a realistic asking price, an appointment to view is essential in order to fully appreciate this charming and period rich property.

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

### KITCHEN



An ideal reception, the kitchen offers a warm and welcoming atmosphere as soon as you step into the property. Immediately your eyes are drawn to the feature stained glass window, to the far end, that offers secondary light from the hallway. The

kitchen has solid wood work surfaces to two sides, both with over and under counter cupboards and drawers presenting plenty of additional storage space. With an integrated hob, integrated oven, stainless steel extractor hood, plumbing for a washing machine, vinyl flooring, uPVC double glazed window to the front elevation, fitted fridge, central light fitting and a Belfast sink with stainless steel mixer tap.

From the kitchen a wooden door opens into the

### DINING ROOM



A large and open dining room that offers ample space for a family dining table along with additional furniture. The first thing that you

notice is the beautiful, range style, fireplace, set with tiled hearth and wooden mantelpiece, which creates the ideal central feature for the whole room. The dining room also benefits from additional storage space with alcove cupboards. With a wooden floor, central light fitting, single radiator, uPVC double glazed window to the front elevation and picture rail.



From the dining room a wooden door opens into the

### HALLWAY

A spacious hallway that offers access to the rear garden via a large and solid wooden door. The hall features a generous under stairs cupboard storage space, ideal for coats and shoes. With a carpeted floor, double radiator, central light fitting, cornice to ceiling, picture rail and substantial wooden banister.

From the hallway a wooden door opens into the

### LIVING ROOM



A large and open living room that offers more than ample space for a three piece suite along with additional furniture. A large uPVC double glazed bay window, to the rear elevation, offers a

stunning vantage point of the large and open rear gardens that bathes the whole room in natural light. The living room also benefits from a gas fireplace, on a tiled hearth and with a wooden mantelpiece; a stunning feature for the room. With a wooden floor, central light fitting, double radiator, cornice to ceiling and picture rail.



From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 1





A spacious master bedroom that offers ample space for a king-sized bed along with additional furniture. The bedroom overlooks the rear gardens via its uPVC double glazed windows. With a carpeted floor, central light fitting, picture rail, feature cast iron open fireplace and a single radiator.

### BEDROOM 3

### BEDROOM 2



An ideal dressing room, work from home office or guest room. The third bedroom benefits from a carpeted floor, single radiator, uPVC double glazed window to the rear elevation and a central light fitting.

Another large and spacious bedroom that again offers ample space for a king-sized bed along with additional bedroom furniture. With a carpeted floor, alcove inset fitted wardrobes, cast iron fireplace, uPVC double glazed window to the front elevation, central light fitting and a single radiator.

### BATHROOM

A beautifully laid out, finished and presented house bathroom that makes excellent use of the space on offer to create the ideal environment to relax. With a panel bath, over bath shower, glass splashguard, frosted uPVC double glazed window to the front elevation, low flush toilet, stainless steel towel radiator, tiled walls, central light

fitting, wooden flooring and a stainless steel towel radiator.



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

#### BEDROOM 4



A spacious fourth bedroom that also can accommodate a king-sized bed. A set of fitted cupboards offers additional storage space. With a beamed ceiling, central light fittings, wall mounted light fittings, carpeted floor, double radiator and a uPVC double glazed window to the front elevation.



To the rear of bedroom 4 an access panel leads into the eaves storage space. A large area that offers ideal storage for suitcases or Christmas decorations.

#### GARDENS



To the rear of the property are the large and open gardens. The rear gardens are kept open across all the row of houses that is 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.

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



### 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: [///tamed.doctor.acting](https://www.what3words.com/#!/tamed.doctor.acting)

Google Plus Code: P5FQ+G9V 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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### PARKING

At the front of the property is private parking for a car.

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APPROX GROSS INTERNAL FLOOR AREA: 132 sq. m / 1418 sq. ft

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