

MARSH & MARSH PROPERTIES

24 Brighouse Road, Hipperholme, HX3 8EB

£245,000



Positioned close to the highly sought after Hipperholme Village centre is this three bedroomed, end-terrace, property. Well located, with easy access to the amenities of the village including the ample shops, restaurants and services. The property benefits from a low-maintenance front, patio, garden that enhances the overall kerb appeal, in addition to the multi-tier, patio and lawned gardens to the rear elevation offering the ideal location to sit back and relax or to enjoy a barbeque. The property also features rear solar panels offering free daytime electricity, in addition to a healthy feed-in-tariff offering income around £898.00 per annum (as per 2025).

Internally this property is somewhat of a TARDIS, offering a surprising amount of space throughout that will benefit any growing family, professional couple or first-time buyer looking for that special something. The house features a generous living room (with wood burning stove and bay window), open dining kitchen, three bedrooms (two with ample space for a double bed), house bathroom and loft storage. The basement level also offers ample additional storage space, with two store rooms (one housing the boiler and both being dry), utility area and a rear usable room that would be perfect for a workshop, work from home office or, as has previously been utilised, as a comfortable occasional bedroom.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

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.

Owing to the ample features on offer with this property, including its sought after location, surprising internal space and gardens to the front and rear, an internal inspection is essential in order to fully appreciate the potential on offer.

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

HALLWAY

A welcoming entrance hallway that grants an ideal first impression as soon as you step inside, with its solid wood flooring, double radiator and central light fitting.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room that offers ample space for a three piece suite along with additional furniture. The front uPVC double glazed bay window bathes the whole room in natural light and, when twinned with the central light fitting and wall mounted light fittings, makes this room bright no matter the time of day. The wood burning stove, on a tiled hearth and with wooden mantelpiece, offers a fantastic central feature for the whole

room as well as an additional heat source. With a solid wood floor, single radiator and a television access point.



DINING KITCHEN



An open plan style dining kitchen that offers ample space for a family dining table to one side of the room. The dining kitchen also features an open style fireplace to one side. To the opposite side of the room are two sets of laminated work surfaces, both with over or under counter cupboards and drawers offering plenty of storage space. Two uPVC double glazed windows provide natural light for the whole room and a wooden door offers access to the rear elevation. With an integrated hob, integrated dual oven, stainless

steel extractor hood, double radiator, plumbing for a dishwasher, wood laminate flooring, tiled splashbacks, ceiling inset spotlights, space for a fridge/freezer and an inset sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, loft access hatch (currently insulated only, but could be boarded to offer a fantastic amount of additional storage space) and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. A large uPVC double glazed window, to the rear elevation, offers charming rear views over the gardens. With a carpeted floor, ceiling inset spotlights and a single radiator.

BEDROOM 2



Another large bedroom that offers space for a king sized bed. This bedroom features a set of fitted wardrobes and a fitted dressing table with drawers to one side of the room. With a wood laminate floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.



BEDROOM 3



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

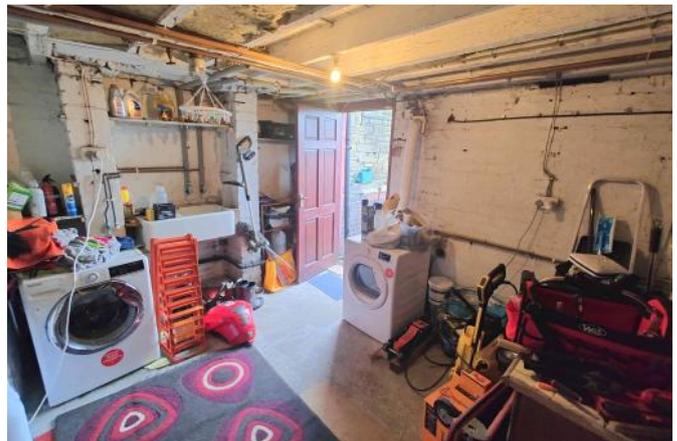
BATHROOM



A neatly laid out bathroom that features a panel bath, over bath shower, glass splash guard, frosted uPVC double glazed window to the rear elevation, close coupled toilet, pedestal washbasin, stainless steel towel radiator, tiled flooring, tiled walls and a set of omni-directional ceiling spotlights.



CELLAR STORAGE & UTILITY ROOM



The basement level offers a cornucopia of further storage and utility space, with two dedicated storage rooms/space that also houses the boiler. The utility room offers plumbing and space for a dryer, a porcelain sink, as well as power outlets. With a concrete floor and central light fitting.

From the utility room a wooden door opens into the

BASEMENT USABLE ROOM



A brilliant addition to the property, the basement room is ideal for an office space, workshop or a place to run a home business from. The room has

also been utilised as an occasional bedroom by the current owner. With a wood laminate floor and ceiling inset spotlights.



gate leading to a private access pathway. An ideal place to sit back and relax, have a barbeque or to let children and pets to play.



GARDENS



To the front of the property is a walled pebbled and shrub garden, that borders the front pathway, that leads to the front of the property. Offers a charming kerb appeal to the property as well as enhancing privacy.



To the rear is a well-presented, multi-tier garden, featuring a patio seating space, lawned garden and a lower patio seating space that features a wooden shed. The garden is stone walled to one side and wooden fenced to the other with a rear



PARKING

The property benefits from on-street parking.



to satisfy themselves by inspection of the property to ascertain their accuracy.

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 also benefits from solar panels that offer free electricity during daylight hours as well as an income of £898.00 as per income of 2025.

TO VIEW

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

LOCATION

What3words: [///assets.nerve.flags](https://www.what3words.com/#!/assets.nerve.flags)

Google Plus Code: P5FP+QXP Halifax

For sat nav users the postcode is: HX3 8EB

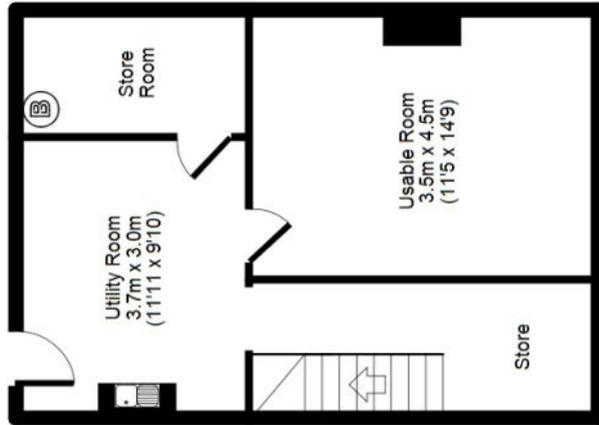
MORTGAGE ADVICE

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.

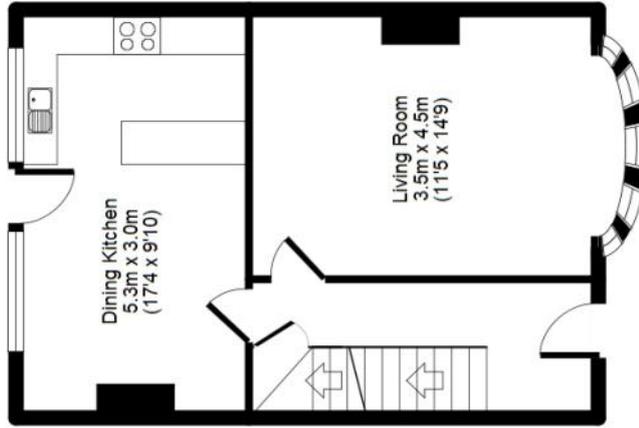
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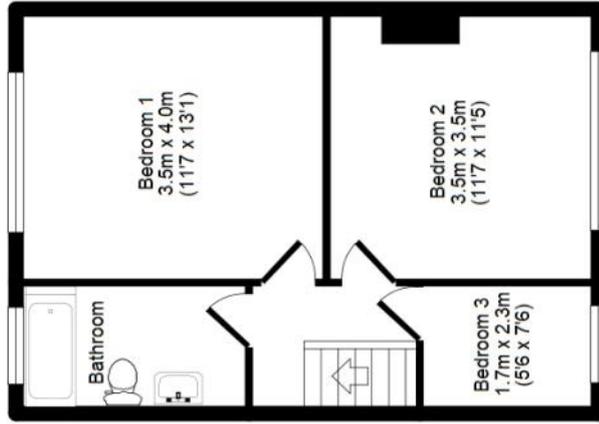
APPROX GROSS INTERNAL FLOOR AREA: 120 sq. m / 1289 sq. ft



Basement



Ground Floor



First Floor

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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.

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