

MARSH & MARSH PROPERTIES

6 Tanhouse Park, Hipperholme, HX3 8HP

£245,000



Situated in one of the most sought-after family residential locations in the Hipperholme village, this three bedroomed, semi-detached, property is located on a charming, quiet and peaceful cul-de-sac. The property benefits from the stunning valley views, to the rear elevation, offering a stunning outlook from the garden. There are both front and rear gardens, both enhancing the kerb appeal of the property and providing an ideal space to sit out, relax and enjoy the views. The rear garden's enclosed nature also makes it the ideal space for children and pets to play. There is ample driveway parking for up to 3 cars to the side of the property as well as a single attached garage, perfect for additional storage space.

Internally the property is offered in good condition throughout with a modern colour scheme and light décor. Being in such good internal condition makes this property ideal for anyone looking for a new home that is ready to move into with little work required. With a generous living room, well-presented dining kitchen, three good sized bedrooms (two with more than ample space for a double bed), shower room and ample storage space throughout.

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Situated in a lofty cul-de-sac and benefitting from charming views, this house remains well connected to all major transport routes, being only a short 8-minute drive from the M62 offering quick connections to the major cities of Leeds, Manchester and Bradford. Hipperholme village offers a wide array of amenities, including local shops, services, doctors and dentists. There are ample local bus routes in the area and the nearby Brighouse and Halifax train stations offer regular services to the wider area. The house also benefits from being within walking distance of good primary and secondary schools.

Owing to the highly sought after residential location, well-presented internal condition and fantastic far reaching rear views, this property certainly requires an immediate internal inspection in order to fully appreciate all on offer.

From the front elevation a high quality composite door opens into the

HALLWAY

A well-presented, bright and inviting entrance hallway that provides the ideal first impression to the property. The hall is light and bright owing to the uPVC double glazed window to the front and side elevations, in addition to the central light fitting. With a double radiator, wall mounted coat hooks and wood laminate floor.

From the hallway a wooden door opens into the

LIVING ROOM



This light, bright and open living room creates the ideal family communal space. The room is bathed in natural light via the uPVC double glazed bay windows to the front elevation and is well lit via a

central light fitting and wall mounted light fittings. A gas fire, set on a granite hearth and with wooden mantelpiece, offers the ideal focal point for the whole room as well as an additional heat source. The room offers plenty of storage owing to an under stairs cupboard to the rear corner. With a carpeted flooring, cornice to ceiling, single radiator and a television access point.



From the rear of the living room a wooden door opens into the

DINING KITCHEN



Another beautifully presented room, with a neutral and modern décor, that is well lit via a set of omni-directional ceiling spotlights and a

suspended central light fitting. A set of uPVC double glazed French doors, overlooking the garden to the rear elevation, offers an ideal vantage point of the views to the valleys beyond. There is also an additional uPVC double glazed window to the rear elevation and a uPVC double glazed door provides access to the rear garden. To one side of the room there is more than ample space for a large family dining table. With a high quality wood laminate floor, laminated work surfaces to two walls, central work surface island, over and under counter cupboard storage space, with an integrated hob, extractor hood, integrated washing machine, integrated dishwasher, integrated fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

A light, bright and open landing area with a uPVC double glazed window to the side elevation, carpeted floor, fitted corner cupboards and central light fitting. A loft access hatch, with pull down ladder, offers access to the insulated loft space that would be ideal for boarding to add additional storage space.

From the landing solid feature doors open into

BEDROOM 1



A generous master bedroom, with modern décor,

that has plenty of space for a double bed and additional bedroom furniture. With a uPVC double glazed window to the front elevation, single radiator, ceiling inset spotlights and carpeted floor.

BEDROOM 2



Another generous bedroom offering space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation benefitting from the fantastic views over the valley beyond, central light fitting, carpeted floor and single radiator.

BEDROOM 3



A good sized third bedroom that is the ideal space

for a child's room, guest bedroom or work from home office space. With carpeted floor, double radiator, central light fitting and a uPVC double glazed window to the front elevation.

SHOWER ROOM



This beautifully presented shower room makes excellent use of the space on offer and is presented with a modern and stylish colour scheme owing to its wall tiling, to full height, and vinyl flooring. The room is well lit via ceiling inset spotlights and from a frosted uPVC double glazed window to the rear elevation. With a walk in shower cubicle, rainfall style shower, close coupled toilet, vanity inset washbasin and a stainless steel towel radiator.

GARDENS

To the front elevation, bordering the driveway, is a well-presented lawned garden with shrub border that creates a picturesque kerb appeal for the property.

To the rear elevation is a charming patio and artificial lawned decked garden that is fully enclosed to all sides that creates an ideal space for children and pets to play. An ideal place to sit back and relax or to have a barbeque whilst

enjoying the charming rear views. Its west facing orientation mean the garden receives sunlight late into the evening (photos taken at 10:30 in March).



PARKING



The driveway provides private parking for up to three cars.

An attached single garage offers a secure parking space or ample additional storage.

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 an un-boarded loft that could be boarded for a large amount of additional storage space.

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: [///socket.froth.usual](https://www.what3words.com/socket.froth.usual)

Google Plus Code: P5GM+3V2 Halifax



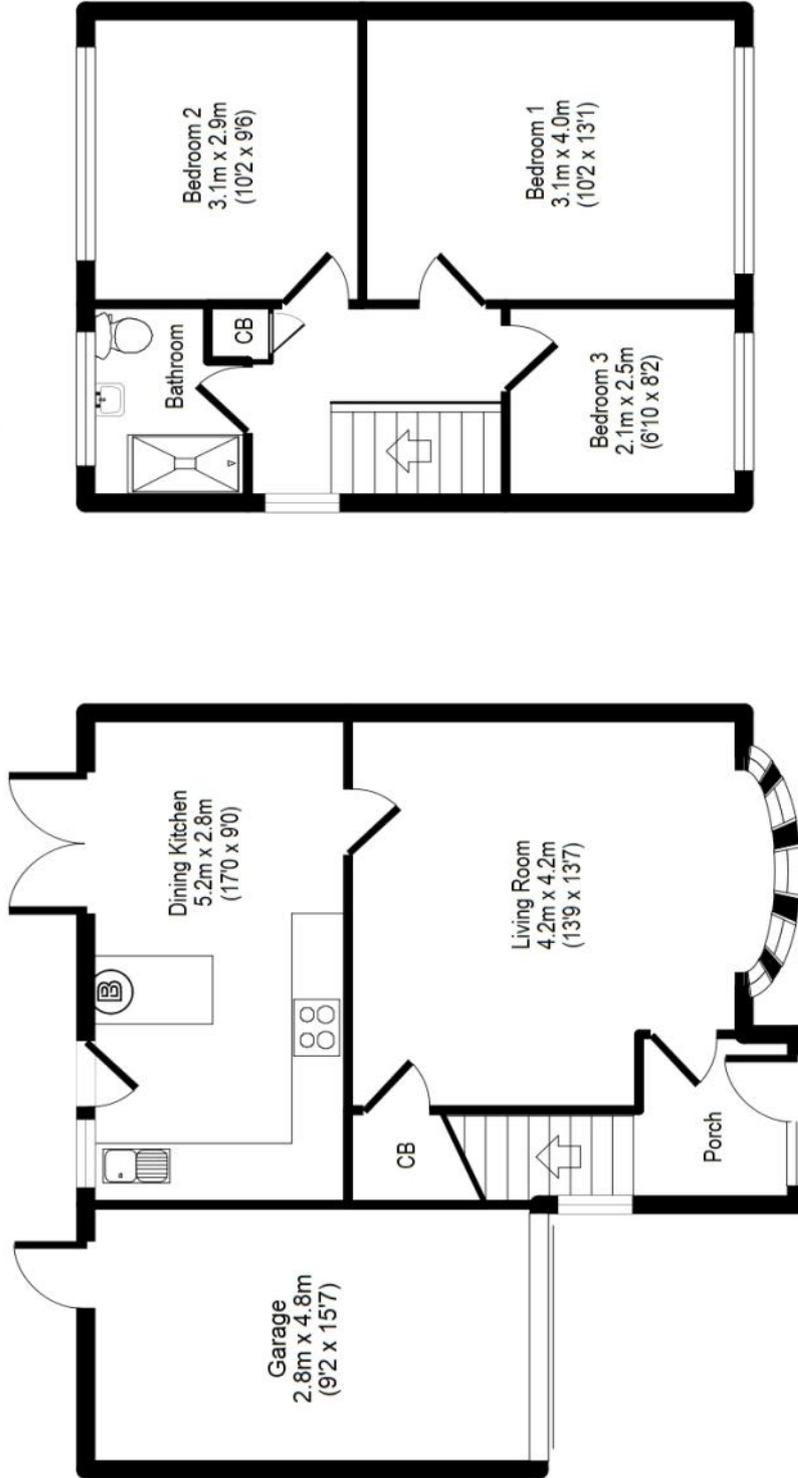
For sat nav users the postcode is: HX3 8HP

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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6 Tanhouse Park, Hipperholme, HX3 8HP



Ground Floor

First Floor

87 sq. m / 935 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.

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