

MARSH & MARSH PROPERTIES

17 The Drive, Hipperholme, HX3 8NJ

Offers Around: £194,950



A perfect family home, nestled in the heart of one of the most desirable residential locations in Hipperholme. Upon approaching the property you cannot fail to notice the care and attention that has been invested with the well-tended front and south facing rear gardens and large sweeping driveway.

Sitting on a corner plot, this property has the advantage of a large rear garden, at the foot of which is a log cabin, offering a secluded area with picturesque views, perfect for use as: an external office, an annexed studio, workshop, entertainment room or even a summer guest house.

Once inside the property you will continue to note the quality of the presentation, with its immaculate appearance throughout that provides the opportunity for someone to move in with little or no work at all. This house is perfect for a growing family or anyone looking for something special in an ideal location. With its bright and welcoming entrance hall, large living/dining room, well-appointed kitchen, three large bedrooms and family bathroom, this property will not disappoint and is a must for any prospective buyer.

The property benefits from its close proximity to Hipperholme village centre, being within short walking distance, and offering easy access to the local amenities, shops, services and parks.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Hipperholme itself is an up and coming area with an assortment of bars and restaurants, as well as country walks making the most of the local countryside.

With easy access to good primary and secondary schools, both within walking distance as well as the independent Hipperholme grammar school. The property has superb local transport links, with easy access to both Brighouse and Halifax, with their respective train stations, as well as quick routes onto the M62 motorway with cross Pennine connections.

Owing to the many features this property presents, both in itself and also in the local area, an early appointment to view is highly encouraged to avoid missing out on this modern and desirable home.

From the front of the property a double glazed uPVC door, with transom window, opens into the

HALLWAY

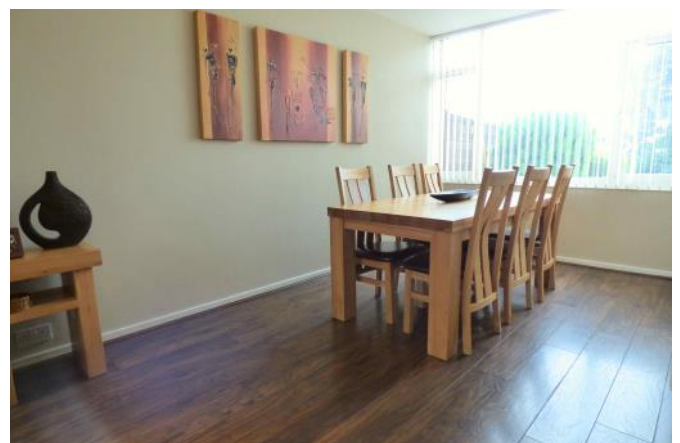
A stunning reception into the property that is well illuminated not only by its central light fitting but also by the uPVC double glazed window to the front elevation. With its high quality wood laminate flooring, two under stairs cupboards and double radiator.

From the hallway a wood panel door opens into the

LIVING / DINING ROOM

A large and open plan living and dining room that benefits from ample natural light from both the front and rear aspects from two large uPVC double glazed windows, both with fitted blinds. The room is also well illuminated by numerous ceiling mounted spotlights, creating a welcoming

and bright atmosphere. In the living area you will immediately be drawn to the gas fire creating a central focal point for this section of the room, with its marble hearth and complementing wooden mantelpiece. To the far end of the room is the dining area that presents more than ample space for a large family dining table. The room has a natural flow bringing both areas together, creating a fantastic space for the family. With its wood laminate flooring, two double radiators and TV access point.



Accessed from both the hallway and the dining area, wood panel doors open into the

KITCHEN



A modern and highly functional kitchen perfect for a culinary enthusiast. Again this room benefits from an ample amount of light from its uPVC double glazed window to the rear elevation, overlooking the garden and from the ceiling mounted spotlights. The kitchen is beautifully finished with its wood over and under counter cupboards and drawers, offering ample storage space, as well as its granite work surfaces and splashbacks that present a real luxurious finish to this well-appointed kitchen. With its integrated Hotpoint gas hob, integrated Neff double oven, Hotpoint extractor hood, plumbing for a washing machine, Karndean flooring, uPVC double glazed door to the rear garden, integrated fridge/freezer, inset Rangemaster stainless steel sink and matching designer stainless steel mixer tap and fitted full length wine rack.

From the hallway a series of carpeted stairs leads up to the landing.

LANDING

A bright landing, owing to its uPVC double glazed window to the side elevation. With loft access, central light fitting and fully carpeted.

From the landing a wood panel door opens into

BEDROOM 1



A true “Master bedroom”, as this room is not only well presented but has ample space for a king sized bed. Another well illuminated room with its large uPVC double glazed window to the front elevation as well as its numerous ceiling mounted spotlights. With fitted alcove cupboard storage, high quality wood laminate flooring, double radiator and TV access point.

BEDROOM 2



Another good sized bedroom offering ample space for a king sized bed. This room has the advantage of a view over the rear garden through the large uPVC double glazed window and offers stunning views across the Calder Valley. With its double radiator, ceiling mounted omni-directional spotlights and fully carpeted throughout.

BEDROOM 3



A good sized third bedroom, perfect for a child or for use as an office. With its fitted cupboards, large uPVC double glazed window to the front

elevation, central light fitting, double radiator and fitted carpet.

BATHROOM



A well-presented family bathroom that makes excellent use of the space on offer. The bathroom is tiled from floor to ceiling throughout, creating a clean and unified décor throughout. As per the rest of the house a large frosted uPVC double glazed window to the rear elevation provides ample natural light as well as being well illuminated by a central light fitting. With its panel bath, electric shower, pedestal washbasin, close coupled toilet, extractor fan, tiled flooring and double radiator.

From the kitchen a uPVC double glazed door opens out onto the

REAR GARDEN



A well maintained and picturesque multi-tier garden, providing the perfect space for children or pets to play as well as a barbeque. The garden is

enclosed on all sides by a wood panel fence, creating not only a secure space but a private garden. The top (highest) tier is a patio area, offering the perfect location for patio garden furniture or a space to sit out and enjoy the sun, owing to its south facing orientation. To the side of the patio is a large pebbled section. The patio is decorated with an assortment of small shrub flowering plants creating a natural flow onto the second tier.



shrub plants and with stone steps leading down onto the third tier. The third tier is another large lawned section again with a bordering pebble garden.



At the foot of the garden is a large decked section on which is the



GARDEN STUDIO OFFICE/ENTERTAINMENT ROOM



The second tier is a large lawned section that is bisected by a long stone walkway. Surrounding the lawn is a landscaped and pebbled garden with

A fantastic addition to the property that gives you an extra external space. Currently the room is used as an office as well as a cinema room, due to the ceiling mounted projector and screen. However, the room could be used as a music room, studio, summer house, guest room etc. The substantially built wood log cabin features double glazing and security alarm system. The main feature of this room is its numerous large double glazed windows overlooking the garden, providing beautiful views whilst you work/play/relax. With underfloor insulation, internet access, window blinds, wood laminate flooring, fully fitted electrics, omni-directional spotlights and fitted shelving.

FRONT GARDEN

To the front of the property is another lawned garden that adds to the curb appeal of this attractive house. The front garden and parking area is bordered by wood panel fencing to one side and hedgerow to the other, providing a semi-enclosed front aspect. A single garage with fully fitted electrics and up and over door is located to the side of the property.

PARKING

At the front of the property is ample parking space for three cars as well as extra parking space in the garage to the side aspect.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of full uPVC double glazing, gas central heating, boiler (5 years old), loft insulation, cavity wall insulation, Sky access and superfast (fibre) broadband capability.

POTENTIAL

There is potential for an extension to the side and rear of the property (utilizing the location of the garage at the rear of the driveway), alongside the property or into the garden to the rear.

VENDORS VIEWS

Our first family home of over 5 years, which has seen many happy memories in the wonderful village of Hipperholme. When we first saw the property we both knew it was the house for us so we took the opportunity to make it our own. We've changed the property dramatically over the years to suit our needs. The large log cabin to the bottom of the garden has been a perfect addition, that we regularly take our toddler to watch Disney movies on the cinema screen. It also has the

added benefit of providing a useful occasional home office space as it has internet access and electrics. The bespoke fitted kitchen is perfect for cooking for dinner parties and we have enjoyed many BBQ's and gatherings on the large south facing rear garden.

TO VIEW

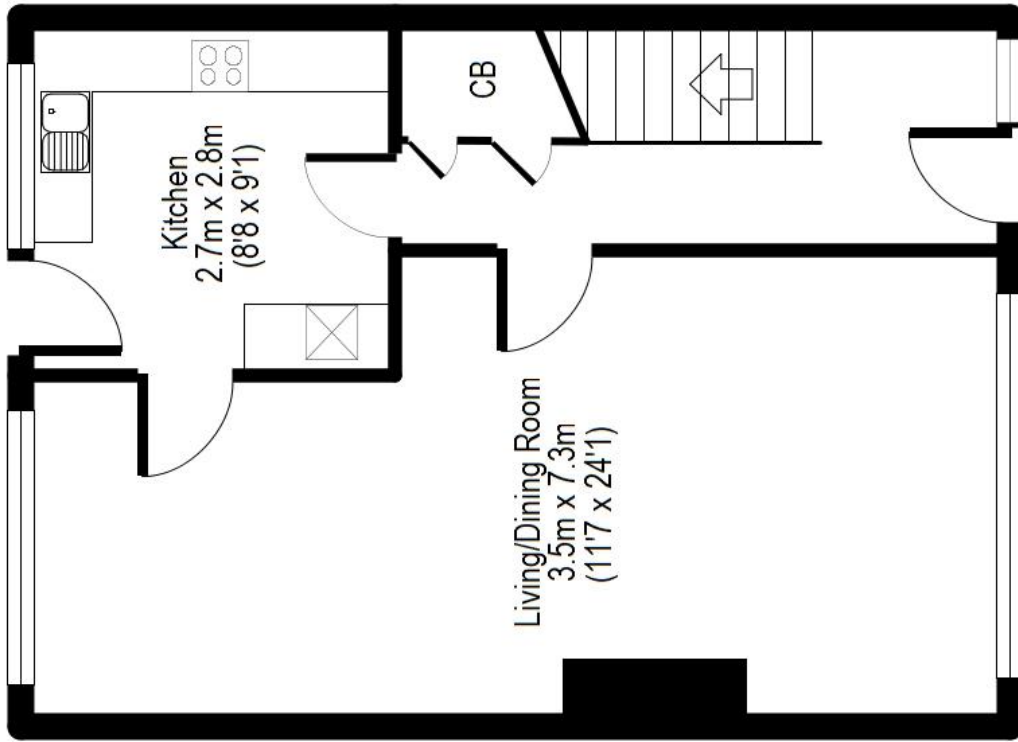
Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400

DIRECTIONS

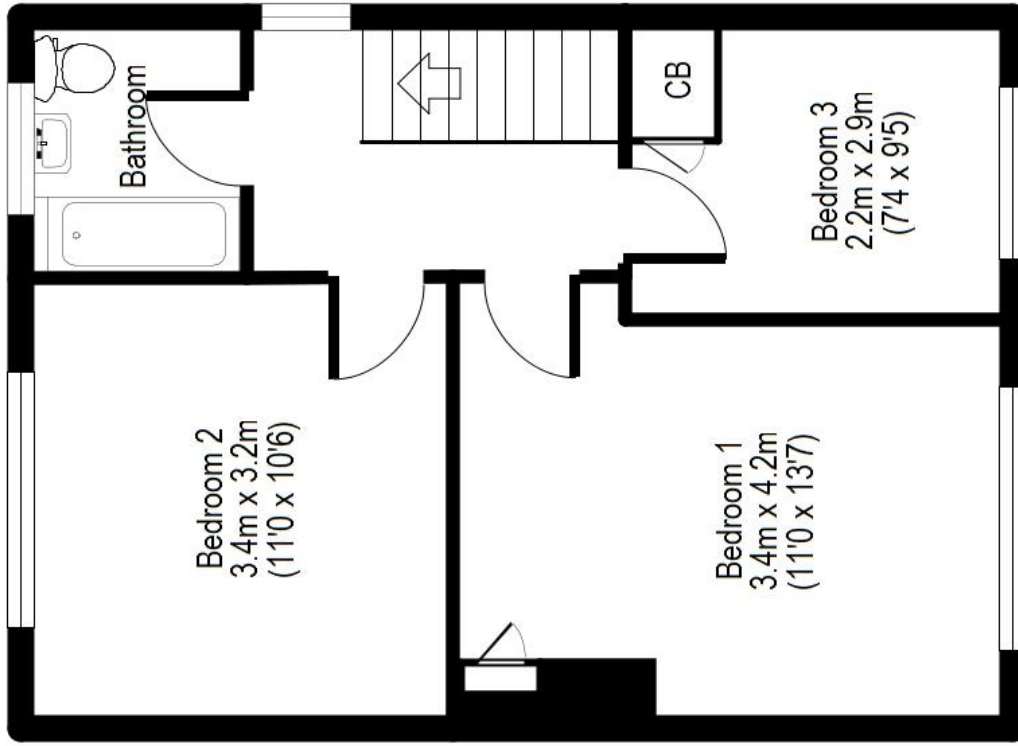
From the Marsh & Marsh Properties turn left onto Halifax Road (A58) and at Hipperholme traffic lights travel straight over onto Leeds Road. Travel a further 0.2 miles then turn left onto The Drive and continue on The Drive for a further 150m. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 8NJ

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 to 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.



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as averages.

(c) Marsh and Marsh Properties