

MARSH & MARSH PROPERTIES

9 Southedge Close, Hipperholme, HX3 8DW

£725,000



It is rare that you come across a property that, when you arrive, you immediately know that this is certainly “that very special something”; this IS that special something that you have been looking for. Situated on the very well regarded and highly sought after Southedge Close, in the charming village of Hipperholme, is this beautifully presented, five double bedroomed, detached, property. Nestled out of the way from the main road, the house is positioned on a quiet spot and features a beautifully maintained, and sizable, front lawned garden that creates a welcoming and impressive first impression, with ample kerb appeal.

To the rear of the property is a patio area, ideal to sit back and relax, with a west facing orientation offering the best position to enjoy the evening sun, perfect to sit out or to have a barbeque. To the edge of the patio is a lawned garden, fully enclosed and gated to create the perfect place for children and pets to play. Also at the rear is a secure, gated, parking forecourt that offers ample space for three cars, with an additional space to the front of the gate. At the rear of the forecourt is a large double garage offering an additional two secure parking spaces. The garage also features a second floor room, currently a games room but could be ideal for a work from home business, office space or gym.

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This is a perfect property for any professional couple, large family or anyone looking for a beautifully presented home, with a modern style and décor, offering the potential to move in with no work required. The house offers a spacious internal aspect, with its front and rear entrance hallways, central grand hall, large living room, sitting room, dining kitchen, sun room, utility room, large walk in pantry, ground floor office/ gym, five double bedrooms (one with dedicated en-suite, two with mezzanine access that also features a combined en-suite shower room, master dressing room) and house bathroom. Such a spacious and immaculately presented home certainly needs to be viewed to be fully appreciated.

Located in the highly regarded village of Hipperholme (one of the most sought after residential locations in Calderdale), this property offers the benefit of having excellent transport links into Halifax, Brighouse, Leeds and Bradford city centres. Also having easy access to both Brighouse and Halifax train stations, both with cross Pennine connections. The M62 is just a short drive away, offering fantastic transport routes. There are both good primary and secondary schools all within a short commute of this property. A major benefit is the close proximity to all the shops and services of Hipperholme, including its numerous pubs and restaurants, all within a short distance. The vibrant village offers a friendly community feel and will immediately make you feel at home.

Owing to the wealth of features and space on offer with this premium property, situated in a highly regarded and sought after residential area, an appointment to view is essential in order to fully appreciate this fantastic family home.

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

FRONT ENTRANCE HALLWAY

A welcoming front hallway that creates a barrier from the external aspect to the internal. The hallway offers storage for coats and shoes to the far end and also features a vinyl tile effect flooring, and two central light fittings.

From the front entrance hallway a solid wooden door opens into the

MAIN HALL



A rather grand and open main hallway that acts as the perfect central hub for the whole of the ground floor. Its open and spacious layout creates a welcome communal space. With a wood laminate floor, ceiling inset spotlights, under stairs storage cupboard and a cornice to ceiling.

From the main hallway wooden doors open into

LIVING ROOM



A large and rectangular shaped living room that creates the ideal place to sit back and relax at the

end of a long day. The room offers more than ample space for a large suite, along with additional furniture. The room benefits from a bi-fold set of doors that open out into the patio garden, to the rear elevation, that bathes the room in natural light. To one side is a gas fireplace, on a granite hearth and with granite mantelpiece, offering an ideal central feature for the whole room. With solid oak flooring, ceiling inset spotlights, twin vertical modern style radiators and a television access point.



SITTING ROOM



A wonderful addition to the property, the sitting room offers a smart and cosy space that acts as a second reception room; excellent for an additional

recreational space. The room can accommodate a three piece suite and also features a gas fireplace with granite hearth and mantelpiece. With a carpeted floor, uPVC double glazed window overlooking the front garden, central light fitting, cornice to ceiling, modern style radiator and a television access point.



SUN ROOM



Another fantastic space to sit back and relax, the sun room makes the most of the rear orientation, creating a light and bright space. Its twin Velux windows, twin double glazed windows and large bi-folding doors at the far end make this space fully bathed in sunlight. The ideal location to sit back and read a book or relax enjoying the garden

outlook. With a carpeted floor, ceiling inset spotlights, vertical modern style radiator and television access point.

DINING KITCHEN



The immaculately presented and ultra-modern style kitchen creates the ideal location for family meals or a place to entertain. To one end of the room is ample space for a large family dining table. To the opposite side solid granite work surfaces create a corner “L” shape that border a central island with full height units to the opposite side, offering ample work space that can also be used as a breakfast bar. If you are looking for the ideal kitchen for any culinary enthusiast then this will be the one for you. The kitchen can also be

accessed via the living room by a secondary solid wooden door. With an integrated hob, integrated oven, integrated microwave, fitted fridge/freezer, fitted wine cooler, over and under counter cupboards and drawers, integrated industrial grade boiling water tap, two vertical style modern radiators, ceiling inset spotlights, tiled splashbacks, tiled floor, two double glazed windows to the front elevation and a porcelain sink (fitted with macerator) with a stainless steel mixer tap.



REAR ENTRANCE HALLWAY



The rear entrance hallway snakes down from the main hall and opens up again at the far end which not only offers access to the rear rooms but is a large and open space for coats and shoes. This large area offers a second access to the property with further space for coats and shoes, with fitted hooks and shelves, as well as a storage cupboard. The hallway area features a laminated wood floor whilst the entrance area has a tiled floor. A composite door provides access to the rear forecourt. With ceiling inset spotlights, double glazed window and a modern style vertical radiator.

From the rear hallway solid wooden doors open into the

OFFICE/GYM



Another fantastic addition to the property, creating the ideal place for use as a work from home office space or gym. To the far end is a set of sliding cupboard doors offering plenty of storage area. This space could also be utilised as a bedroom for an elderly family member should the need arise. With a wood laminate floor, ceiling inset spotlights, modern radiator and double glazed window to the side elevation.

LARDER/PANTRY

Offering ample additional storage, the larder/pantry provides plenty of space for storage as a traditional pantry. It could also be utilised as general storage should you prefer. With a wood laminate floor, ceiling inset spotlights and power outlets.

UTILITY ROOM

An ideal utility room that offers plenty of work space. Hidden in a cupboard there is space for a washing machine and dryer whilst also housing the boiler. The room offers ample drying room and a place for ironing out of the way. With a

tilled floor, double glazed window to the side elevation, ceiling inset spotlights and a modern radiator.



From the front entrance hallway a solid wooden door opens into the

WC



A well-presented WC that offers ground floor facilities, with its vinyl tile floor, close coupled toilet, washbasin, tiled splashbacks, frosted double glazed window to the front elevation, towel radiator and ceiling inset spotlights.

From the main hallway a series of carpeted wooden stairs lead up to the

GALLERIED LANDING



A spacious and open galleried landing that features a carpeted floor, two large storage cupboard/wardrobes, double glazed window, central suspended light fitting, numerous ceiling inset spotlights and cornice to ceiling.



From the galleried landing a wooden door opens into the

MASTER BEDROOM



A fantastically large and open master bedroom, divided into two areas by an open partition creating a dressing area and sleeping area. The room has three large sets of fitted cupboards offering plenty of storage space. With numerous ceiling inset spotlights, double glazed window to

the front elevation, carpeted floor, a horizontal style modern radiator and two vertical style modern radiators.



From the master bedroom a wooden door opens into its

MASTER SUITE



A spacious and well laid out master suite, offered with a walk-in style shower cubicle, glass splash guards, floating vanity inset washbasin, close coupled toilet, frosted double glazed window to the front elevation, ceiling inset spotlights, tiled floor, tiled walls, towel radiator and an extractor fan.

From the galleried landing wooden doors open into

BEDROOM 2



A spacious second bedroom, offering ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, under alcove LED lighting, modern horizontal radiator and a double glazed window to the front elevation.

BEDROOM 3 & 4



Bedroom three and four are similar in size, with one to the front elevation and one to the rear, both housing their own feature spiral staircase that leads up to the mezzanine level. Both rooms

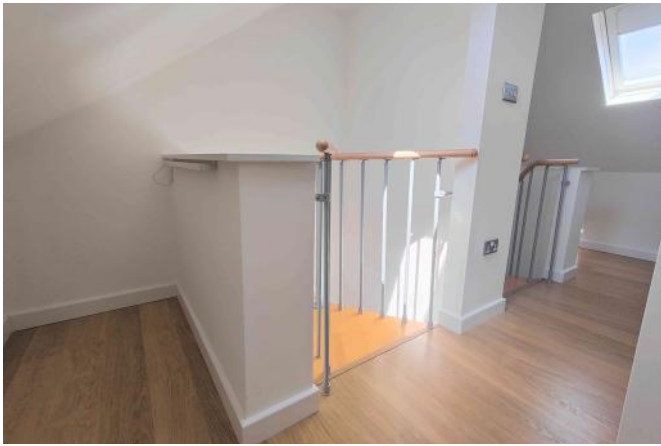
feature ample space for a king sized bed along with additional furniture, a carpeted floor, numerous ceiling inset spotlights, horizontal style modern radiator and a double glazed window to the front elevation.



From both bedroom three or four a spiral staircase leads up to the

MEZZANINE

An interconnected mezzanine floor that offers ideal additional storage space; perfect for a dressing room or for use as a play room. The mezzanine features a wood laminate floor, ceiling inset spotlights and two Velux windows.



From the mezzanine a wooden door opens into its

MEZZANINE EN-SUITE



Offering facilities for both bedroom three and four the en-suite features a walk-in style shower, close coupled toilet, washbasin, ceiling inset spotlights, extractor fan, tiled walls, tiled floor and a stainless-steel towel radiator.

From the galleried landing wooden doors open into

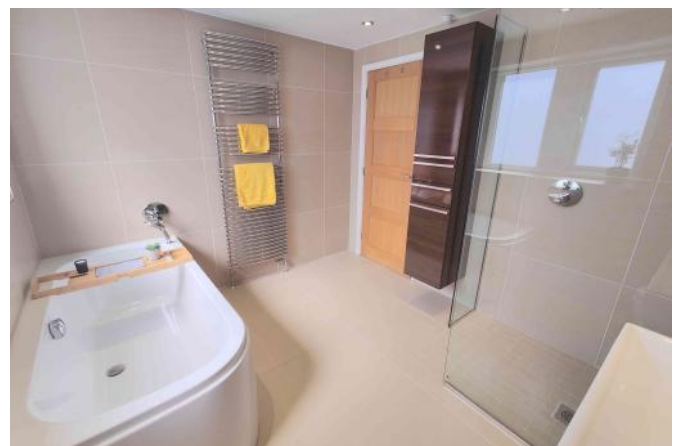
BEDROOM 5



Another bedroom that has plenty of space for a king-sized bed - this room is currently utilised as office space as shown. With a carpeted floor,

central light fitting, under alcove LED lighting, modern horizontal radiator and a double glazed window to the front elevation.

HOUSE BATHROOM



A rather grand and impressive house bathroom that makes excellent use of the space on offer to create a highly functional room. With a large walk-in style rainfall shower, panel bath, vanity inset washbasin, tiled floor, tiled walls, large stainless steel towel radiator, frosted double glazed windows to the front elevation, ceiling inset spotlights and an extractor fan.

GARDENS



To the front elevation is a large lawned garden,

raised up from the roadside, creating a beautifully presented frontage that greatly enhances kerb appeal and offers the ideal outlook to the front of the property.



To the edge of the property, to the rear, is a large flagged patio garden creating an ideal place to sit out and relax, have a barbeque or to entertain. Its

westerly facing orientation makes this ideal to sit out throughout the day and well into the evening. To the edge of the patio is a raised lawned area with shrub border creating a secure space for children and pets to play.



GARAGE & GARAGE ROOM



A large detached external garage, located at the rear of the forecourt. A roller shutter opens onto a large and well-presented double garage offering ample parking for two cars as well as additional storage space. The ground floor of the garage also has a WC to the rear. A set of stairs leads up to the upper level.



The upper level is an ideal place for a gym, games room or for a home business. The upper level has two large Velux windows, ceiling inset spotlights and a wood laminate floor.

EXTERNAL PARKING



From the front of the property a driveway leads to a heavy sliding gate that opens into a large brick paved forecourt that offers ample parking space for three or more cars.

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.

TO VIEW

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

LOCATION



What3words: ///model.guitar.walks

Google Plus Code: P5FP+8HH Halifax

For sat nav users the postcode is: HX3 8DW



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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