

MARSH & MARSH PROPERTIES

20 Towngate, Hipperholme, HX3 8JB

£325,000



Rarely do houses like this become available; 20 Towngate is a Grade II listed - cottage style - property, offered with original period features, in a private and tucked away location. Unless you know the property exists you could pass this area and not realise that this hidden gem is so close by. Accessed via a private drive, that leads down to a pebbled forecourt, with ample parking that is enhanced by a detached single garage offering a secure parking space or an ideal workshop. The property features two gardens, a patio seating space to the front elevation and a lawned and pebbled garden to the rear elevation, all fully enclosed to offer a private space that also benefits from a sun room. The property also benefits from an external storage room.

Internally the property offer a unique style that you don't see nowadays and, therefore, offering that special something. The house does require modernisation, creating the ideal opportunity to customise the property to your own requirements and taste. With its spacious living room, large and open family dining room, generous dining kitchen, ground floor bathroom and three bedrooms (two offering ample space for a double bed).

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

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With its quiet location, just a stone's throw from the centre of Hipperholme, this property benefits from all the local shops, fantastic restaurants and well-regarded services in the vicinity. From this property the M62 is only a short drive away, providing quick access to the major cities of Leeds, Bradford and Manchester; an ideal commuter's property. Both Brighouse and Halifax towns are within a short 10 minute drive, again both providing access to their excellent services including the two train stations, with fantastic rail links to the surrounding area, including the Grand Central train service. There are also good primary and secondary schools within walking distance.

Owing to the rare and unique opportunity that this property presents, an appointment to view is essential in order to fully appreciate this period home.

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

HALLWAY

The entrance hallway provides convenient access to the front and rear gardens and access pathways. With a carpeted floor, uPVC door to the rear elevation, cupboard storage space and central light fitting.

From the hallway a wooden door opens into the

DINING KITCHEN



A rather spacious dining kitchen that offers laminated work surfaces to two sides and receives ample natural light owing to the windows to the front and rear elevations. With a dual oven, integrated hob, extractor hood, central strip light, vinyl floor, tiled splashbacks, double radiator and a

stainless steel sink with stainless steel mixer tap.



From the dining kitchen an opening leads into the

LIVING ROOM



A warm, welcoming and inviting living room that offers ample space for a three piece suite along with additional living room furniture. The main focal point is the gas fireplace, set into an open and feature brick-backed hearth with wooden mantelpiece. The room has windows to the side and rear elevations as well as a wooden door that opens to the side elevation to the patio seating space. With a carpeted floor, beamed ceilings, wall mounted light fittings a double radiator and a single radiator.



Another fantastic addition to the property, the sitting room offers an ideal space as a second reception room, dining room or could also be utilised as a ground floor bedroom should you prefer. The sitting room also benefits from a gas fireplace, on a tiled hearth and with a wooden mantelpiece. With a carpeted floor, mullioned windows to the rear elevation, beamed ceiling, wall mounted light fittings and a single radiator.

From the dining kitchen a wooden door opens into the

From the living room an opening leads into the

SITTING ROOM



BATHROOM



A rather long and well laid out house bathroom that is presented with a bowl style bath, pedestal

washbasin, low-flush toilet, central strip light, two spotlights, vinyl floor, cupboard storage space and two frosted windows to the side elevation.



From the living room an open and carpeted staircase leads up to the

LANDING

With two central light fittings, two windows to the rear elevation, two single radiators, carpeted floor and wall mounted light fittings.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers more than

ample space for a double bed along with additional bedroom furniture. The room also features two fitted cupboards offering additional storage space. With a carpeted floor, mullioned windows, wall mounted light fittings and a single radiator.



BEDROOM 2



Another generous double bedroom that features a carpeted floor, mullioned windows, wall mounted light fittings and a single radiator.

BEDROOM 3

An ideal child's bedroom, guest room or work from home office. With a carpeted floor, window into the hallway offering secondary light and wall

mounted light fittings.



GARDENS



To the front of the property is a Yorkshire stone flagged forecourt, offering a space to sit back and relax, with a shrub and flowerbed border. The edge of the front forecourt leads onto the pathway that leads to the shared access path and gate to the front elevation.

To the rear of the property is a lawned and patio garden, offering another ideal place to sit back and relax and enjoy the peace of the locale in a private setting. The lawn is bordered by flowerbeds and shrub to create a charming outlook. The rear garden also benefits from a

summer house to the rear of the garage that offers an ideal place to enjoy the garden in all weather or can store garden items. The rear also features an outbuilding making the ideal additional storage space.





A detached single garage, fully dry and substantial, offers an ideal additional secure parking space. The garage would also be ideal for a workshop or for somewhere to run a home business.



PARKING



The driveway leads round to the forecourt that offers parking spaces for two 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.

DIRECTIONS

What3words: [///shirt.happy.images](https://www.what3words.com/#!/share////shirt.happy.images)

Google Plus Code: P5HM+9RJ Halifax

For sat nav users the postcode is: HX3 8JB

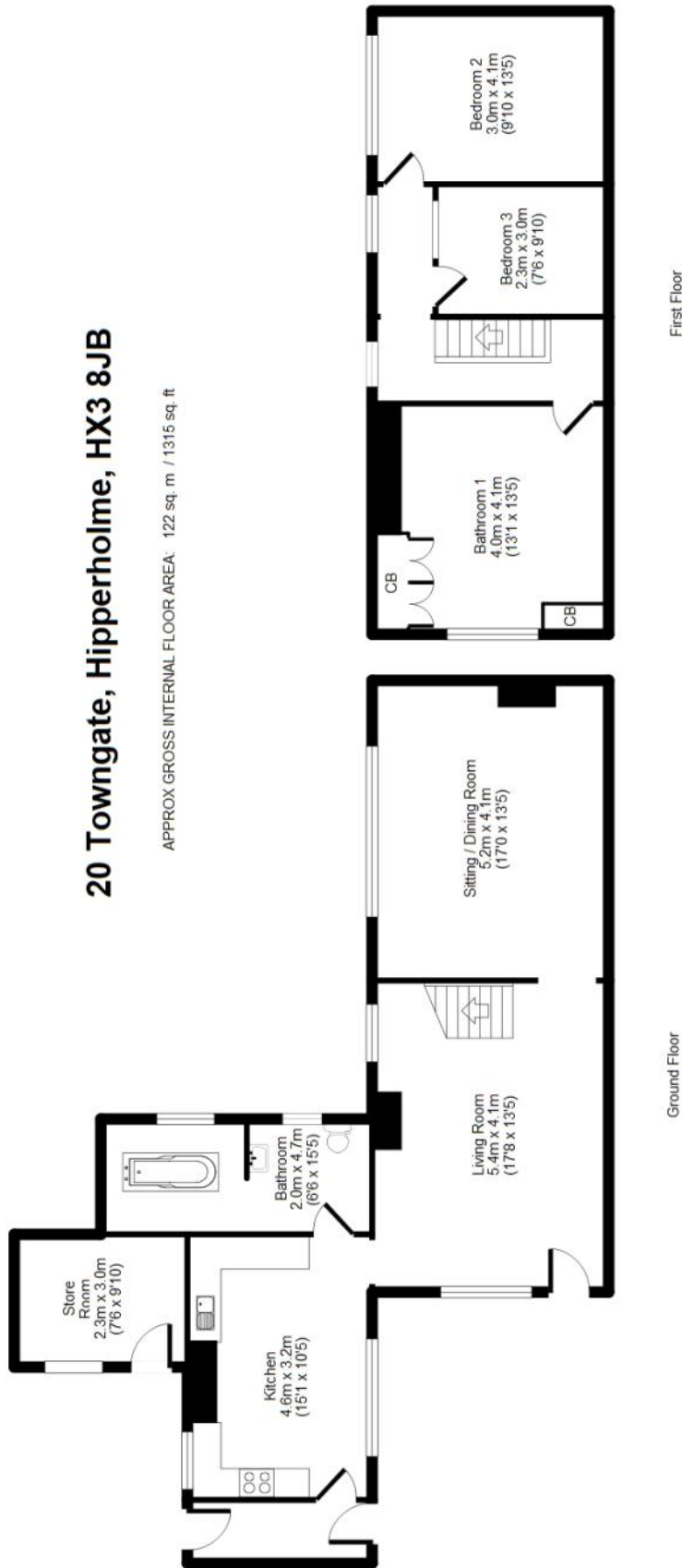
MORTGAGE ADVICE

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: 122 sq. m / 1315 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. 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. (c) Marsh & Marsh Properties

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