

MARSH & MARSH PROPERTIES

18 Fenny Royd, Hipperholme, HX3 8HG

£240,000



Located in a lofty vantage point, overlooking the idyllic and well renowned Shibden Valley, is this three bedroomed, semi-detached, property. The ideal new home for any growing family, professional couple or anyone looking for a smart property. The house has plenty of external space with three distinct garden areas, one to the rear and two to the front of the property. The house also benefits from ample parking space with a concrete driveway that offers parking for two cars, to the rear elevation, accessed down a private road. There is also a private single garage located close by with a small area of land to the rear that is included with the sale of the property. If you are looking for a smart new home, situated in the highly sought after Hipperholme village, this will be the property for you.

Internally the property is well-presented throughout, benefitting from a charming decor that will impress and delight, offering the opportunity to move in with little work required. With a generous living room (benefitting from a bay window overlooking the valley), well-appointed dining kitchen, three bedrooms (two offering ample space for a double bed and one with fitted wardrobes), a beautifully presented house shower room and a boarded storage loft space. Just step inside and you will immediately see the fantastic potential on offer.

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Its close proximity to Hipperholme village is an excellent feature, being within walking distance of the shops and services including the highly rated restaurants, bars, bistros, doctors, dentists and supermarkets. The property also benefits from fantastic transport connections with both Brighouse and Halifax being just 10 minutes' drive away; both offering access to excellent train links with regular services to all local towns, including London via the Grand Central train service. The M62 is only a short 10 minutes' drive away providing quick routes to the major cities of Leeds, Bradford and Manchester.

Owing to the whole host of fantastic features on offer, including the far-reaching valley views, private parking and ample gardens, an appointment to view is certainly essential.

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

HALLWAY

A welcoming reception as you step into the property, immediately creating a warm and inviting feeling. With its solid oak flooring, uPVC double glazed window to the side elevation, single radiator, central light fitting and an ornate cornice to ceiling.

From the hallway wooden doors open into the

LIVING ROOM



A light, bright and open living room that presents ample space for a three-piece suite along with

additional furniture. The living room offers a fantastic view over the valley via its large uPVC double glazed bay window. An electric fireplace, set into the chimney breast, offers a charming central feature for the whole room. With feature solid oak flooring, ornate cornice to ceiling, central light fitting, ceiling rose, wall mounted light fittings, double radiator and a television access point.



DINING KITCHEN



A spacious dining kitchen that can accommodate a family dining table to one side of the room. The dining kitchen offers access into the rear garden

via a double set of wooden double-glazed doors that, in addition to the uPVC double glazed window, offers ample natural light for the whole room. There are wooden work surfaces to three sides of the room, all with over or under counter cupboards and drawers. With an integrated oven, integrated hob, stainless steel extractor hood, double radiator, plumbing for a washing machine, space for a dryer, tiled flooring, tiled splashbacks, ceiling inset spotlights, under cupboard lighting, fitted fridge/freezer and a 1 ½ stainless-steel sink with a stainless-steel mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, omni-directional ceiling spotlights, cornice to ceiling and a loft access hatch (with pull down ladder) that leads up to a boarded loft storage space.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that can easily accommodate a king-sized bed. The room features two fitted wardrobes to either side of the room offering plenty of additional storage space. The large uPVC double glazed window, to the front elevation, offers a fantastic valley view. With a carpeted floor, ceiling inset spotlights, double radiator and cornice to ceiling.

BEDROOM 2

Another good-sized bedroom that could easily accommodate a double bed along with additional

bedroom furniture. With a uPVC double glazed window to the rear elevation, ceiling inset spotlights, cornice to ceiling, carpeted floor and a single radiator.



BEDROOM 3



An ideal work from home office space, guest room or child's bedroom. With a uPVC double glazed window overlooking the valley views to the front elevation, central light fitting, carpeted floor, cornice to ceiling and a single radiator.

SHOWER ROOM



A well laid out shower room that has made excellent use of the space on offer to create a highly functional room. With a walk-in style rainfall shower, vanity inset washbasin, close coupled toilet, colour change LED mood lighting ring, Bluetooth mirror feature, frosted uPVC double glazed window to the rear elevation and a towel radiator.

GARDENS



The property offers a fantastic amount of garden that makes excellent use of the space on offer. To the front elevation the garden is split into two

sections, bisected by a front pathway, that offers a fantastic vantage point of the Shibden Valley. The upper tier of the garden is a beautifully presented patio garden, all fenced and gated, offering the prime location to sit back and relax or for a barbeque.



The lower tier - to the front elevation - is fully enclosed via hedge, lawn, tree and shrub garden; an ideal place for children or pets to play or could be altered to a lower-maintenance style garden should you so wish.



To the rear elevation is a second patio seating area, a sizable space that can be accessed via the

kitchen doors, offering the prime location to be able to eat outside in the warm spring and summer months.



The rear garden has a gated access to a series of steps that lead up to the

PARKING



To the rear of the property is a concrete parking area that offers spaces for two cars.



The property also features a single garage located close to the property that has a small patch of

land to the rear that is also included with the sale.

LOCATION



What3words: [///colleague.wrong.votes](https://www.what3words.com/colleague.wrong.votes)

Google Plus Code: P5GH+PJH Halifax

Postcode: HX3 8HG

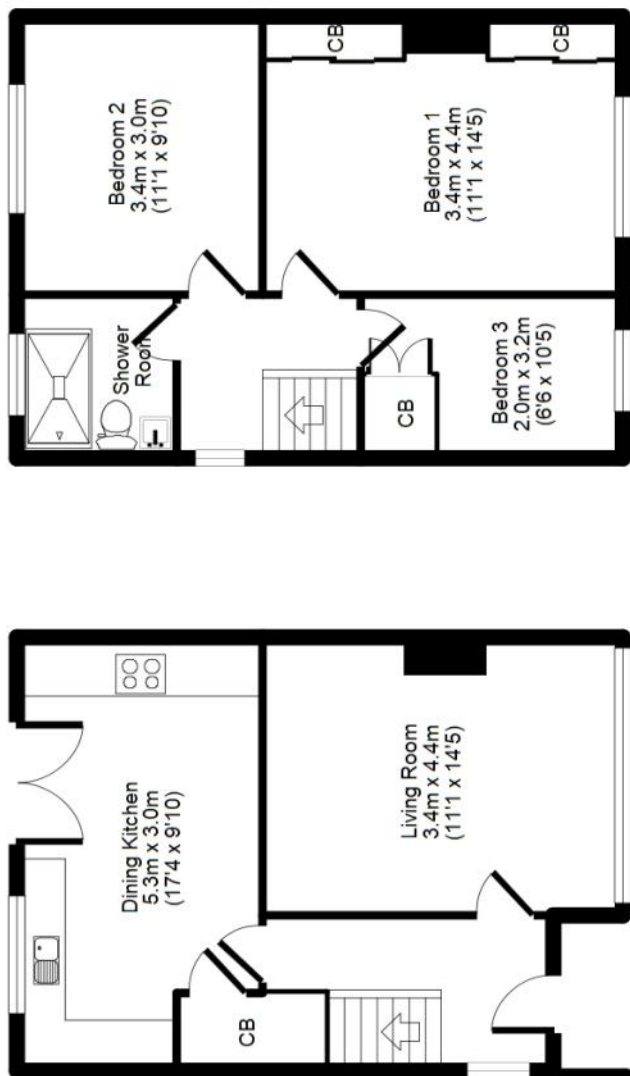
MORTGAGE ADVICE

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.

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 of 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.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 78 sq. m / 834 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.

(c) Marsh & Marsh Properties

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