

MARSH & MARSH PROPERTIES

30 Towngate, Hipperholme, HX3 8JB

£310,000



Situated in a private two property cul-de-sac, at the top of Towngate, benefitting from stunning views over Hipperholme village is this beautifully presented three bedroomed link-detached bungalow. Retired couples, professionals or anyone looking for that special something will find this of particular interest. As you approach the property the house benefits from a brick paved driveway that could accommodate up to two cars. To the front is a private artificial lawned garden that to the rear houses a substantial summer house/outbuilding that would create the ideal gym, temporary accommodation or work from home office. To the rear are the beautifully presented, south facing, gardens that offer the ideal vantage point overlooking the stunning views over Hipperholme and beyond.

Internally the property offers a fantastic amount of space, all offered in a neutral and modern style and décor that offers any prospective buyer the opportunity to move in with little work required. The house has a modern feel with its open plan main areas that offer access out to the three double bedrooms. The house bathroom also features a modern décor and style. A multi-fuel stove offers a secondary heating system that creates a fantastic cosy feature. From the moment you walk inside you will feel that this house has that warm and welcoming feel. The property also benefits from large windows to the rear elevation creating the ideal outlook over the valley.

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 numerous fantastic features on offer with this property, its surprising space both internally and externally, in addition to the charming south facing views from its gardens, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

greeted by the open plan nature of the living areas creating a modern, light and bright space that will impress and delight. The first section is the kitchen area, featuring wooden work surfaces to two sides of the room, all with cupboard storage space, the kitchen features an integrated hob, integrated oven, stainless steel extractor hood, uPVC double glazed windows to the front elevation, plumbing for a washing machine, plumbing for a dishwasher, splashback tiling, wooden flooring, ceiling inset spotlights, space for a fridge/freezer and a porcelain style sink with stainless steel mixer taps.



OPEN PLAN LIVING ROOM, DINING ROOM & KITCHEN



As you walk into the property you are immediately

The next area, directly to the front of the kitchen, is the dining room. Offering ample space for a

family dining table and benefitting from a fantastic view over the gardens, and the valley beyond, via a uPVC double glazed sliding door also offering access to the rear garden. With a wooden floor, double radiator and ceiling inset spotlights.



The third area is the spacious and open living room that offers ample space for a three piece suite along with additional furniture. A multi-fuel stove, sat on a hearth, creates the ideal central feature for the whole room. The room also benefits from two large uPVC double glazed windows to the front and rear elevations that bathe the whole room in natural light. With a wooden floor, ceiling inset spotlights, double radiator and a television access point.



From the open plan area wooden doors open into

BEDROOM 1





A large master bedroom that benefits from the fantastic views to the rear elevation from its two large uPVC double glazed windows. The bedroom can easily accommodate a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting and a single radiator.

BEDROOM 2



Another generous double bedroom that offers a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and a single radiator.

BATHROOM

A beautifully presented house bathroom that features a panel bath, over bath shower, glass

splash guard, tiled floor, tiled splashbacks, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, stainless steel towel radiator, ceiling inset spotlights and an extractor fan.



From the open plan area a wooden door opens into the

HALLWAY

An entrance hallway that can be accessed via the front elevation offering a second access route into the property. The hallway features a single radiator, two central light fittings and a large cupboard storage area.

From the hallway a wooden door opens into

BEDROOM 3





Another double bedroom that offers access to the rear garden via a set of uPVC double glazed French doors. A wooden door at the rear of the room opens into an office space, ideal to work from home, or could be ideal for use as a walk in wardrobe. With a carpeted floor, double radiator and two central light fittings.

GARDENS



To the rear of the property are the beautifully presented and multi-purpose, south facing gardens. Benefitting from stunning views over Hipperholme and the valley beyond. The gardens feature patio seating areas, lawned sections and decking seating space offering the perfect place to sit out and relax or for children (or grandchildren)

to play in a secure setting.



To the front of the property is a gated artificial lawn that is fully enclosed and to the front of the

summer house offering a charming frontage and second seating area. To the side of the summer house is an external shower and has drainage plumbed to the area.



SUMMER HOUSE



A fantastic addition to the house, the summer house has a glazed frontage with French Door

access. The summer house is the ideal home gym, work from home office or even as a temporary accommodation. The summer house has a partition to create two spaces, with a central kitchen area with sink and drainage. To one corner of the summer house is a storage cupboard. With wood laminate flooring and numerous ceiling insert spotlights.

PARKING



To the front of the property is ample brick paved parking space offering space for up to 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.

LOCATION

What3words: ///hosts.palm.fixed

Google Plus Code: P5HM+4WC 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: 115 sq. m / 1236 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 of any contract or warranty.

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