

MARSH & MARSH PROPERTIES

41A Lane Ends Green, Hipperholme, HX3 8EZ

£250,000



A unique property, situated in Lane Ends Green - a charming street, in the well-regarded and highly sought after Hipperholme village; a property of special note and all offered with the added advantage of being with NO CHAIN. Houses such as this rarely become available on the open market and, therefore, presents an exciting opportunity for any prospective buyer. The house features a private, two-tier, garden - enclosed in its own courtyard, an upper patio and lawned section, with a much larger and open lower garden that leads down to the roadside. Its lofty location offers a great level of privacy whilst affording fantastic views over the Shibden Valley to the front elevation. The property also offers the fantastic and rare feature of its own functional well, located at the far end of the lower garden. If you are looking for a home that is rich in character and charm, this IS the house for you.

The internal aspect of the property does require renovation and modernisation, which is reflected in the asking price, which offers the potential for any buyer to put their own stamp onto this unique property. With its spacious dining kitchen, generous living room, three bedrooms, house bathroom, separate WC and a spacious vaulted storage cellar. With so much to offer this property must be viewed in order to be fully appreciated.

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

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Owing to its excellent location, this property offers fantastic transport connections; with both Halifax and Brighouse only a 10, and 7, minute drive away respectively. The Hipperholme village provides excellent shops and services in addition to its well-known bars and restaurants. The property also benefits from being within the catchment area of both good primary and secondary schools, all within walking distance. The M62 is only a short 10-minute drive away providing quick and easy access to both Leeds, Bradford and Manchester. Brighouse and Halifax train stations both provide excellent connections to the surrounding area including access to the Grand Central train service.

Owing to the unique nature of this property, its highly sought after residential location and spacious external aspect, an appointment to view is essential in order to fully appreciate this fantastic home.

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

PORCH

A surprisingly spacious porch entrance that offers a barrier from the external to the internal, as well as the ideal place to store coats and shoes. With a carpeted floor, central light fitting and wall mounted coat hooks.

From the porch a wooden door opens into the

DINING KITCHEN



A spacious dining kitchen that offers more than ample space for a family dining table to one side of the room, that also benefits from charming views over the rear gardens via its uPVC double glazed window. To the other side of the room are

two laminated work surfaces, one that creates a breakfast bar, all with over or under counter cupboards and drawers, offering plenty of work space. With an integrated hob, integrated oven, tiled splashbacks, boxed ceiling, omni-directional ceiling spotlights, over cupboard spotlights, vinyl flooring and a stainless-steel sink with stainless-steel mixer tap.



From the dining kitchen a wooden door opens into the

HALLWAY

With a carpeted floor, central light fitting and a uPVC door opening into the rear garden.

From the hallway a wooden door opens into the

LIVING ROOM

A rather large living room that offers ample space for a three-piece suite along with additional furniture. The living room also offers a charming view overlooking the gardens, to the rear elevation, from its uPVC double glazed window. A gas fire, set on a hearth and with wooden mantelpiece, creates the ideal central feature for the living room. To either side of the chimney breasts are inset feature wooden shelving and

cupboards. With a carpeted floor, central light fitting, boxed ceiling, television access point and a single radiator.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, single radiator and central light fitting.

From the landing a wooden door opens into the

BEDROOM 1

A rather spacious and generous master bedroom that could easily accommodate a double bed. The

bedroom offers fantastic valley views from its uPVC double glazed window to the rear elevation. A set of fitted cupboards offer additional storage space to one side of the room. With a carpeted floor, single radiator and central light fitting.



BEDROOM 2



A good sized second bedroom that could also accommodate a double bed along with additional bedroom furniture. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the rear elevation.

BEDROOM 3

The ideal work from home office, guest room or child's bedroom, with a carpeted floor, single

radiator, central light fitting and a uPVC double glazed window to the front elevation.



A spacious cellar area that is split into two vaulted sections offering a fantastic amount of storage space. With two central light fittings, window to the rear elevation, stone floor, stone shelving and power outlets.

GARDENS



BATHROOM



The bathroom features a panel bath, pedestal washbasin, tiled splashbacks, carpeted floor and a central strip light.

WC

With a close coupled toilet, central light fitting, vinyl flooring and a uPVC double glazed window to the front elevation.

From the dining kitchen a wooden door opens onto stone steps that lead down to the

CELLAR





To the edge of the property is a patio pathway that leads along the front of the property that borders an upper lawned area, ideal to sit out and relax and enjoy the views to the rear elevation over the valley beyond.



A cast iron gate leads onto stone steps that lead down to the lower garden tier. The lower garden is much larger than the upper garden area. The lower garden is enclosed on all sides by hedge and shrub and is gated to the roadside. The lower garden has been cut back and offers a blank canvas for someone to make something really special. A flagged pathway leads down to the lower gate.

To the rear of the lower tier of the garden is a stone area that has a central hole. This provides access to a private and functional well; a unique feature for the property.



PARKING



There is no dedicated parking associated with the property. There is on street parking on Lane Ends Green and Halifax Road with access via the gate to the rear garden.

PLANNING DEPENDANT – Potential to extend the existing dropped kerb on Halifax Road and provide a parking area in the lower garden.

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: ///cherry.clubs.dwell

Google Plus Code: P5GJ+GHQ Halifax

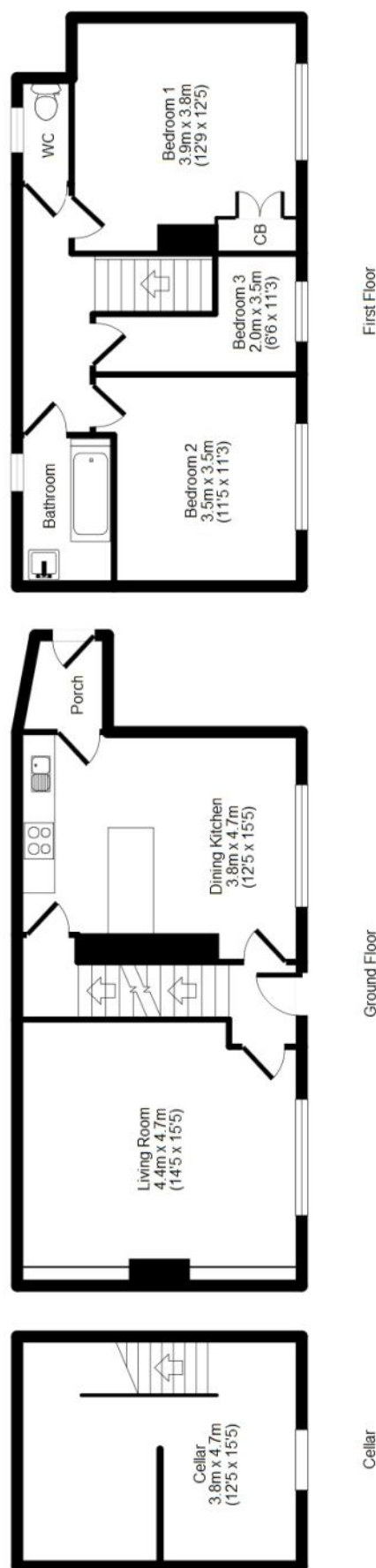
For sat nav users the postcode is: HX3 8EZ

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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