

MARSH & MARSH PROPERTIES

13 George Street, Hipperholme, HX3 8DY

£199,950



This beautifully presented three bedroomed end-of-terrace property, situated in the heart of the highly sought after village of Hipperholme, has just finished an extensive full renovation throughout offering a fantastic new home for a growing family or first time buyer. The property is also offered with the added advantage of being with NO CHAIN. To the front of the property there is ample space for a car on street. A ginnel provides access to the rear garden that has been expertly finished creating a charming multi-tier patio and lawned garden offering the ideal space to sit back and relax in a private setting.

Internally the property has been beautifully finished to a high standard, with new fixtures and fitted throughout and with a neutral and modern décor offering anyone the perfect blank canvas to move in and make this house their home. The property benefits from a spacious living room, newly fitted premium breakfast kitchen, three bedrooms (two that can accommodate a double bed) and house shower room. The property has feature high ceilings and will certainly impress and delight anyone looking for that special something.

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

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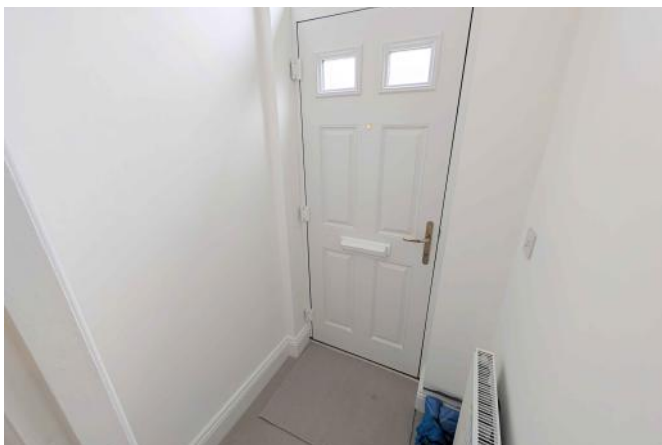
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Its close proximity to Hipperholme village is an excellent feature, being within walking distance of all shops and services including the highly rated restaurants, bars and bistros. The property is also within the catchment area of good primary and secondary schools, in addition to the highly regarded private Hipperholme Grammar School. The property benefits from fantastic transport connections with both Brighouse and Halifax being just 10 minutes' drive away with regular train services to all local towns and cities and the Grand Central train service to London. The M62 is only a short 10 minutes' drive away providing quick routes to the major cities of Leeds, Bradford and Manchester.

With so much on offer with this beautifully presented property, including the immaculate internal presentation, private rear garden and highly sought after residential location, all offered with the added benefit of being with NO CHAIN, an appointment to view is essential.

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

PORCH



A welcome first impression as you step inside the property that also offers a barrier from the external aspect to the internal. With a carpeted floor and central light fitting.

From the porch a wooden door opens into the

LIVING ROOM

A generous living room that offers ample space for a three piece suite along with additional furniture or a dining table to one side. A feature open fireplace (non-functional) creates the perfect

central feature for the whole room with its stone hearth and oak mantelpiece. To one alcove of the room is a fitted TV plinth that has under storage space for media items. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and a double radiator.



From the living room a wooden door opens into the

HALLWAY

With a carpeted floor and uPVC double glazed window to the side elevation.

From the hallway a wooden door opens into the

KITCHEN



A well laid out kitchen that features laminated work surfaces to three sides, with over and under counter cupboards and drawers, with the third section creating a breakfast bar. A composite door offers access into the gardens to the rear of the property. With an integrated hob, integrated oven, stainless steel extractor, plumbing for a washing machine, spacious under stairs storage pantry/cupboard, ceiling inset spotlights, double radiator, uPVC double glazed window to the rear elevation, integrated fridge/freezer and a stainless steel sink with stainless steel mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING



A large and open landing area that features a carpeted floor, single radiator, loft access hatch and a central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. With a carpeted floor, feature peaked and beamed ceiling, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2



Another good sized bedroom that again features space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 3



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

SHOWER ROOM

A neatly laid out house shower room that makes

excellent use of the space on offer. With a large walk in corner shower cubicle, vanity inset washbasin, close coupled toilet, central light fitting, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, tiled floor and tiled splashbacks.



GARDEN



An expertly finished garden that makes the perfect use of the space on offer to create the ideal place to sit out and relax. The garden has been split into two tiers with a lower patio seating space and a raised lawned area creating the ideal backdrop to the property. The garden is enclosed to two sides by stone wall and wooden fence to the other.



PARKING

To the front of the property there is ample on-street parking.

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: [///translated.clown.ladder](https://www.what3words.com/translated/clown/ladder)

Google Plus Code: P5GQ+293 Halifax

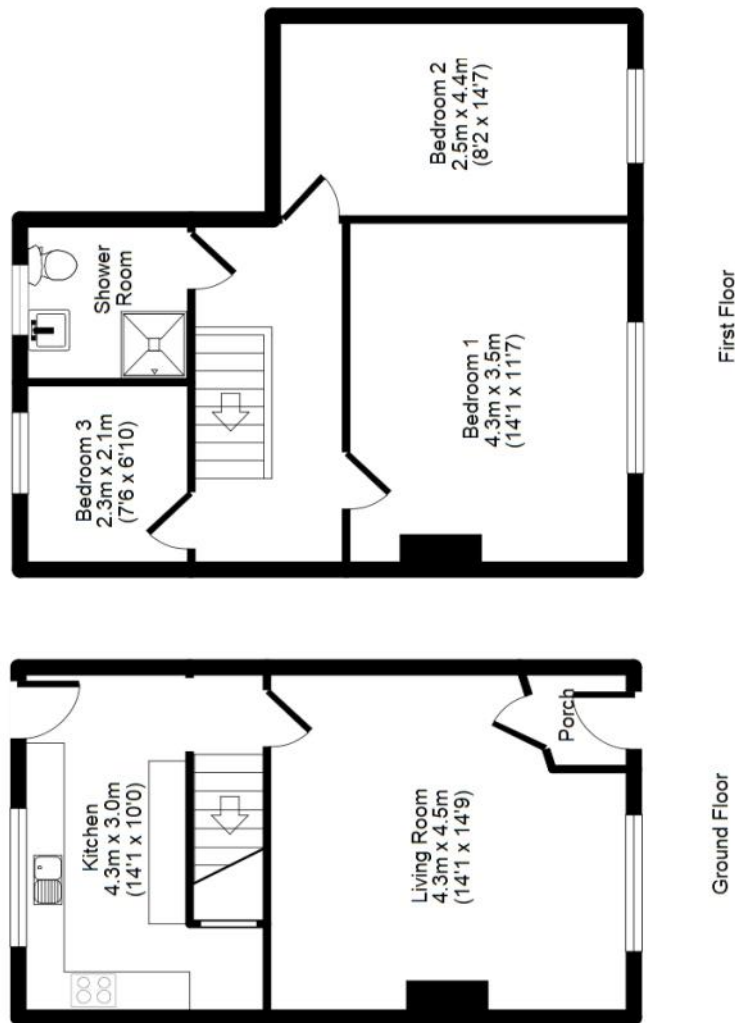
For sat nav users the postcode is: HX3 8DY

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: 76 sq. m / 818 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.

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