

MARSH & MARSH PROPERTIES

5 Well Croft Gardens, Hipperholme, HX3 8HS

£550,000



If you are looking for a truly beautifully presented property, located in a highly sought after and peaceful cul-de-sac, located in the well-regarded Hipperholme village, then this will be the property you have been waiting for. A four bedroomed detached family home, located towards the head of the cul-de-sac. The property benefits from ample private parking, with two private driveway spaces in addition to the double attached garage, located to the rear of the driveway, which also offers ample additional storage space. To the rear of the property is a beautifully maintained and landscaped patio and lawned garden, creating the perfect space to sit out and relax, have a barbeque or entertain. As soon as you arrive you will notice the impressive nature of this family home.

When you step inside you will appreciate the love, care and attention that has gone into the décor and presentation of the property to create a modern and welcoming environment that lends itself perfectly to the modern family life. Its neutral and well-presented style offers the potential for any prospective buyer to move in with no work required. Benefitting from a large dual-aspect living room, open plan style dining kitchen (again benefitting from being dual aspect), ground floor WC, utility room, four double bedrooms (the master bedroom benefits from a dressing area with fitted wardrobes and a master suite shower room) and a house bathroom.

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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 fantastic features on offer with this family home, including the high quality internal finish, highly sought after residential location and private gardens, an appointment to view is essential in order to fully appreciate this property.



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

HALLWAY



A stunning reception as you step inside the property; the light, bright and modern hallway

creates the ideal central access area for the ground floor of the property whilst offering the perfect first impression. With a high quality tiled floor, single radiator, two central light fittings, cornice to ceiling, uPVC double glazed window to the front elevation and an under stairs storage cupboard.



From the hallway wooden doors open into the

LIVING ROOM



This large, long and dual aspect living room offers the ideal family space to sit back and relax. A uPVC double glazed window, to the front elevation, offers plenty of natural light - especially when twinned with the uPVC double glazed

French doors that open out into the rear garden. A feature fireplace, with stone hearth and mantelpiece, creates the ideal central focal point for the whole room. There is more than ample space for a large three piece suite along with additional furniture. With a carpeted floor, cornice to ceiling, two central light fittings, two double radiators and a television access point.



DINING KITCHEN



The real pièce de résistance of the property is the beautifully presented dining kitchen; the ideal place for family meals or entertaining. This multipurpose room offers a fantastic and highly functional space. The dining kitchen benefits from two uPVC double glazed windows to opposite

ends of the room with a large bi-folding door that opens out into the rear garden's decked seating area, ideal for summer meals or a barbecue. To the far end of the room there is more than ample space for a large family dining table. To the centre of the room is an "L" shaped work surface that creates a breakfast bar. To the other side of the room is a larger "L" shaped work surface section, all with over or under counter cupboards and drawers creating ample work space. With an integrated oven, integrated microwave oven, integrated hob, stainless steel extractor hood, glass splashbacks, tiled flooring, ceiling inset spotlights, overhead central light fitting, under cupboard lighting, integrated dishwasher, integrated fridge/freezer, integrated wine cooler, double radiator and an inset stainless steel 1 ½ sink with stainless steel mixer tap.





UTILITY ROOM



An excellent addition to the property, creating further work space, tucked away from the main kitchen area. The utility room offers access to the rear elevation via a composite door. With a laminated work surface to one side of the room, over and under counter cupboards, uPVC double glazed window to the rear elevation, plumbing for a washing machine, space for a dryer, tiled floor, ceiling inset spotlights and a double radiator.

WC

Another useful addition to the property creating ground floor facilities. With a close coupled toilet, pedestal washbasin, tiled floor, tiled walls, frosted

uPVC double glazed window to the side elevation, central light fitting and single radiator.



From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, central light fitting, cornice to ceiling, airing cupboard and single radiator.

From the landing a wooden door opens into

BEDROOM 1



A rather large master bedroom that can easily accommodate a king sized bed along with additional furniture. The dual aspect uPVC double

glazed windows to the front and side elevation offer plenty of natural light. The master bedroom benefits from a dressing area, featuring two sets of fitted wardrobes providing additional storage space. With a carpeted floor, two central light fittings, cornice to ceiling and single radiator.



From the rear of bedroom 1 a wooden door opens into its

MASTER SUITE

A beautifully presented and well laid out master suite that benefits from a large shower cubicle, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, extractor fan, tiled floor and tiled walls.



From the hallway wooden doors open into

BEDROOM 2

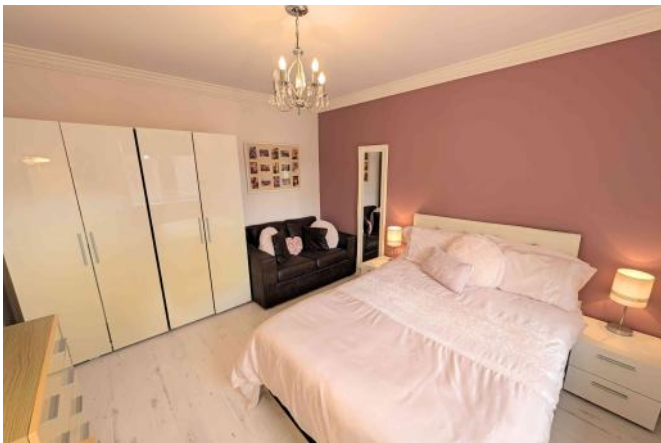


A spacious second bedroom that again offers ample space for a king sized bed along with additional bedroom furniture. With a wood laminated floor, uPVC double glazed window to the rear elevation, single radiator, cornice to ceiling and central light fitting.

BEDROOM 3

A generous third bedroom, again offering ample space for a king sized bed along with additional bedroom furniture. With a wood laminated floor, uPVC double glazed window to the front

elevation, single radiator, cornice to ceiling and central light fitting.



BEDROOM 4



A large fourth bedroom, perfect for use as a work from home office, guest room or child's bedroom, easily accommodating a double bed along with additional bedroom furniture. With a wood laminated floor, uPVC double glazed window to the front elevation, single radiator, cornice to ceiling and central light fitting.

BATHROOM



A well laid out and presented house bathroom that features a panel bath, corner rainfall style shower, pedestal washbasin, close coupled toilet, tiled floor, tiled splashbacks, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation, extractor fan and a stainless steel towel radiator.

GARDENS



Nestled to the rear of the property are the well maintained, decked and lawned gardens; creating

the ideal backdrop to the property whilst offering the perfect space to sit out and relax with, entertain or even have a barbeque. Owing to the enclosed nature of the garden it creates the perfect space for children and pets to play. The garden is bordered by a stone wall that is headed by flowerbeds creating a charming trim.



A wooden staircase leads to a raised section of garden, to the rear of the garage, that features boxed vegetable planters - ideal for a small self-sustaining garden area.

PARKING & GARAGE



To one side of the property a tarmac driveway offers parking space for two cars.



To the rear of the drive is an attached double garage that offers additional secure dual parking spaces with extra storage space.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION



What3words: [///thank.draw.chemistry](#)

Google Plus Code: P5GP+W8H Halifax

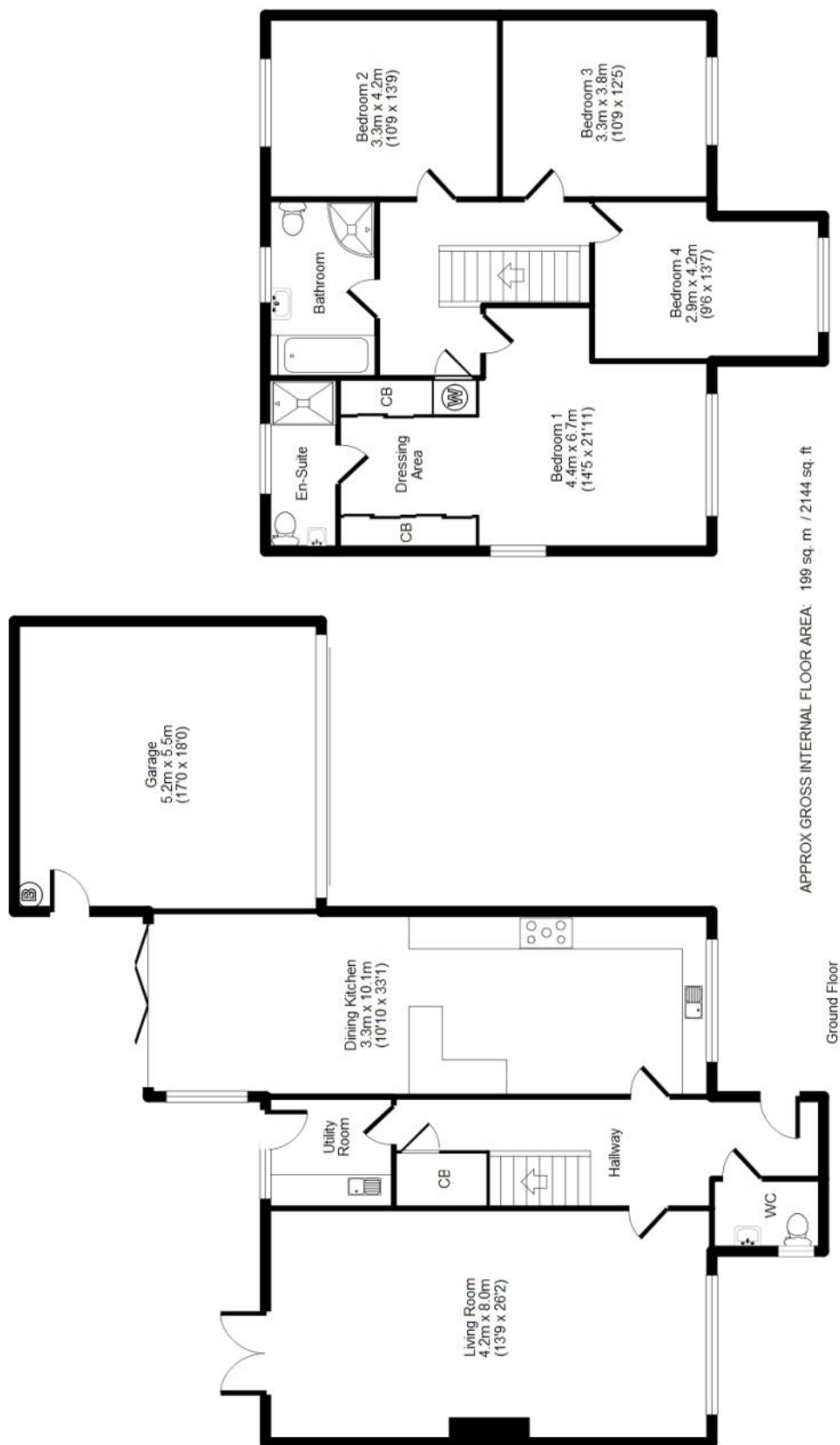
For sat nav users the postcode is: HX3 8HS

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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