

MARSH & MARSH PROPERTIES

28 Lane Ends Green, Hipperholme, HX3 8EZ

£145,000



Properties such as this, with ample character on offer, situated in a highly sought after location, nestled away in the Hipperholme village, rarely become available to the open market. A perfect property for any first time buyer, property investing landlord, or anyone looking for a well-presented home. Lane Ends Green is situated away from main roads and features a peaceful and community rich setting. The property benefits from a brick paved driveway that offers private parking for up to two cars. To the rear of the driveway a series of stone steps leads up to the private gardens, with artificial lawn and a sizable patio seating space, creating a secluded spot, ideal for sitting out and relaxing.

Internally the property is offered in a beautiful condition, being in a neutral décor, which also displays some original cottage features, such as the beamed ceilings. The house offers the potential for any prospective buyer to move in with little work required. With its warm and welcoming living room, an open plan - well-appointed - galley kitchen (to the rear of the living room), generous double bedroom, neatly presented shower room and a usable upper floor room that could be an occasional bedroom or work from home office space.

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.

With so much fantastic potential on offer, including the private parking, highly sought after residential location and well-presented garden, an appointment to view is essential.

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

LIVING ROOM



A welcoming reception as you step inside the property, the living room offers a charming communal space that is light and bright owing to

the central light fitting and uPVC double glazed window to the front elevation. Immediately you notice the beamed ceiling that offers that cosy "cottage feel". A feature gas stove style fire, set on a stone hearth, creates the ideal central feature for the whole room. With a wood laminated floor, modern industrial style radiator and a television access point.



To the rear of the living room is the

OPEN KITCHEN

A well laid out galley style kitchen that features a solid wood work surface, to one side, with additional under or over counter cupboards and drawers that offer a generous amount of storage space. With an integrated hob, extractor hood, integrated oven, beamed ceiling, omni-directional ceiling spotlights, tiled splashbacks, wood laminate flooring, space for a fridge/freezer and an inset 1 ½ sink with stainless steel mixer tap.

From the living room a wooden door opens into the

HALLWAY

A small feature hallway that immediately displays the exposed stone that is original to the property.

With a uPVC double glazed window to the front elevation, vertical modern style radiator, wall mounted coat hooks and central light fitting.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and a cornice to ceiling.

From the landing wooden doors open into the

BEDROOM

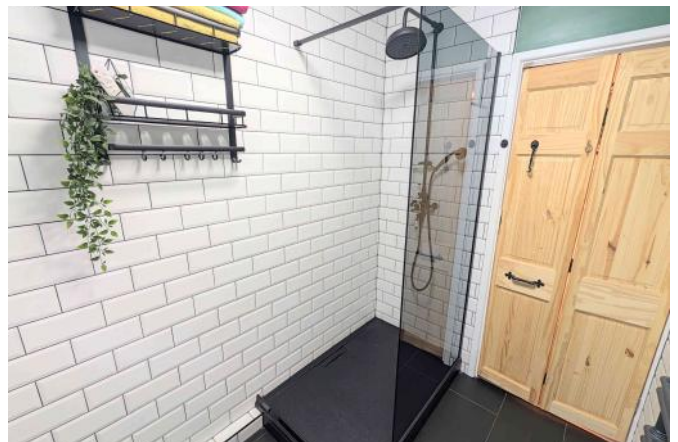
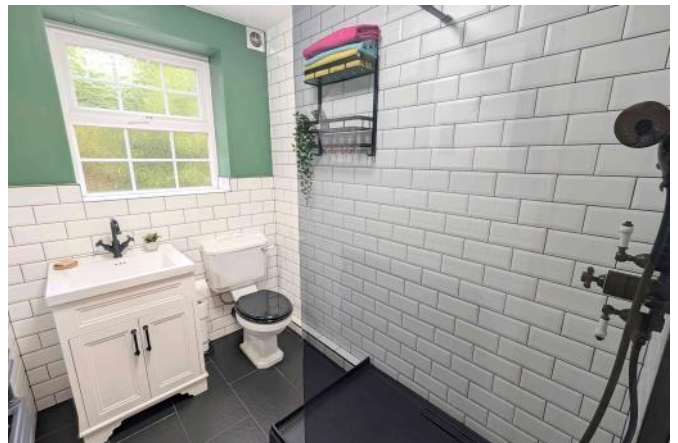


A large and spacious double bedroom that offers ample space for a double bed along with

additional bedroom furniture. The room features a charming view of the gardens via its uPVC double glazed window to the front elevation. The bedroom also benefits from a feature cast-iron fireplace. With a central light fitting, wood laminate floor and an industrial style radiator.



SHOWER ROOM



A beautifully presented shower room that makes excellent use of the space on offer to create a highly functional room. With a large walk-in style shower cubicle, glass splashguard, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, central light fitting, tiled floor, tiled splashbacks, extractor fan and a towel radiator.

From the landing a carpeted staircase leads up to the

USABLE ROOM



Currently utilised as a second bedroom and work from home office, the usable room features a charming beamed ceiling and Velux window to the front elevation. With a carpeted floor and omni-directional light fittings.

From the kitchen a wooden door opens into the

CELLAR

A fantastic addition to the property offering additional storage space. The cellar functions as a utility area offering power outlets and plumbing for a washing machine and space for a dryer.

PARKING



To the front of the property is a brick paved driveway with space for two cars.



GARDENS



A raised artificial lawned garden is accessed via stone steps to the rear of the driveway; bordered by shrub and trees creating a private and secluded space offering a unique island. To the rear of the lawned area are more stone steps that lead up to a patio seating space, ideal to sit out and relax with or enjoy a barbeque.



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: [:///loss.voted.ranked](#)

Google Plus Code: P5GJ+P95 Halifax

For sat nav users the postcode is: HX3 8EZ

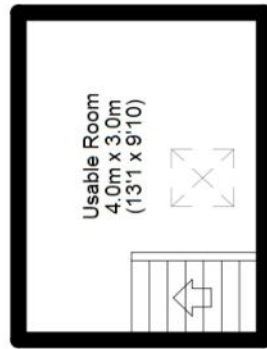
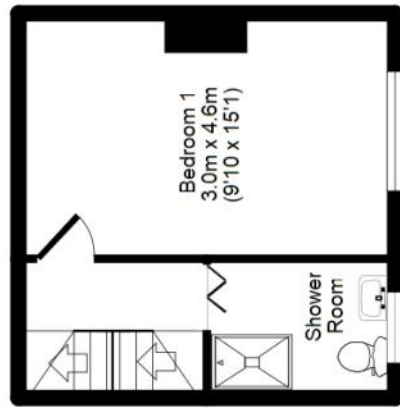
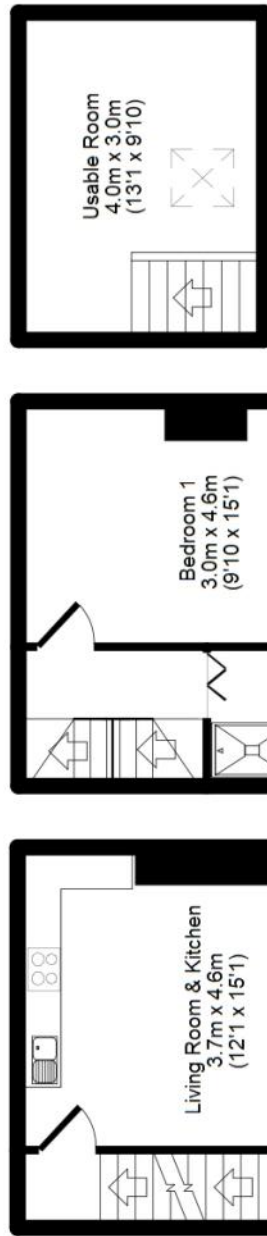
MORTGAGE ADVICE

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.

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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Second Floor

First Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 55 sq. m / 591 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.

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