



**Waverley Crescent, Hipperholme, HX3 8EH**  
**£210,000**

**E&H** Holmes  
ESTATE AGENTS

A delightful, two bedroom, semi-detached house located on Waverley Crescent in the thriving village of Hipperholme. This property boasts a light and airy reception room, perfect for relaxing or entertaining guests. With two well proportioned bedrooms, there is ample space for a small family or guests to stay over. The house features a four piece bathroom, ensuring convenience and comfort for all residents. The attic has a Velux window and has been plastered and carpeted.

The semi-detached style provides a sense of privacy while still being part of a friendly community. Whether you're looking for a starter home or a cosy place to downsize, this house offers a perfect blend of comfort and functionality.

Waverley Crescent is known for its pleasant surroundings and friendly atmosphere, making it an ideal location for those seeking a peaceful lifestyle. The village of Hipperholme itself offers a range of amenities including shops, schools, and parks, all within easy reach of this lovely property.



### Side Entrance Vestibule

Cupboard housing boiler (FSH). Tiled flooring. Single glazed wooden door to side elevation.

### Cloakroom

Low flush W.C. UPVC double glazed window to side elevation.

### Entrance Hall

Radiator. Wooden door to front elevation.

### Lounge 13'4" x 13'5" (4.086 x 4.113)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

### Dining Kitchen 9'4" x 13'3" (2.852 x 4.062)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Gas cooker point. Plumbing for washing machine. Radiator. Two UPVC double glazed windows to rear elevation.

### Landing

Stairs leading from entrance hall. Loft access via pull down ladder. UPVC double glazed window to side elevation.

### Bedroom One 11'1" x 12'3" (3.387 x 3.759)

Fitted wardrobes. Two cupboards. Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 12'0" x 8'1" (3.672 x 2.484)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom 8'9" x 8'3" (2.678 x 2.522)

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Radiator. UPVC double glazed window to rear elevation.

### Attic Room

Accessed via pull down ladder. Plastered and carpeted. Velux window.

### Parking

Removal of fence panel will enable driveway parking to the rear (drop kerb to rear).

### Rear Garden

Low maintenance patio and artificial lawn garden to three sides. Shed.

### Council Tax Band

B

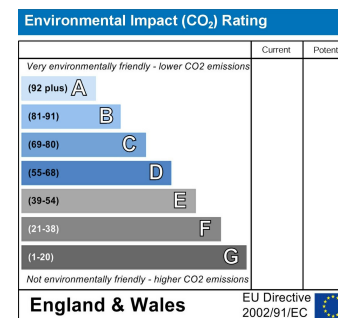
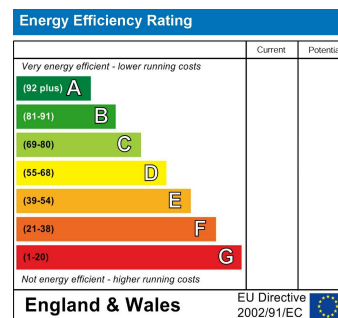
### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
latter.popped.behave

### Disclaimer

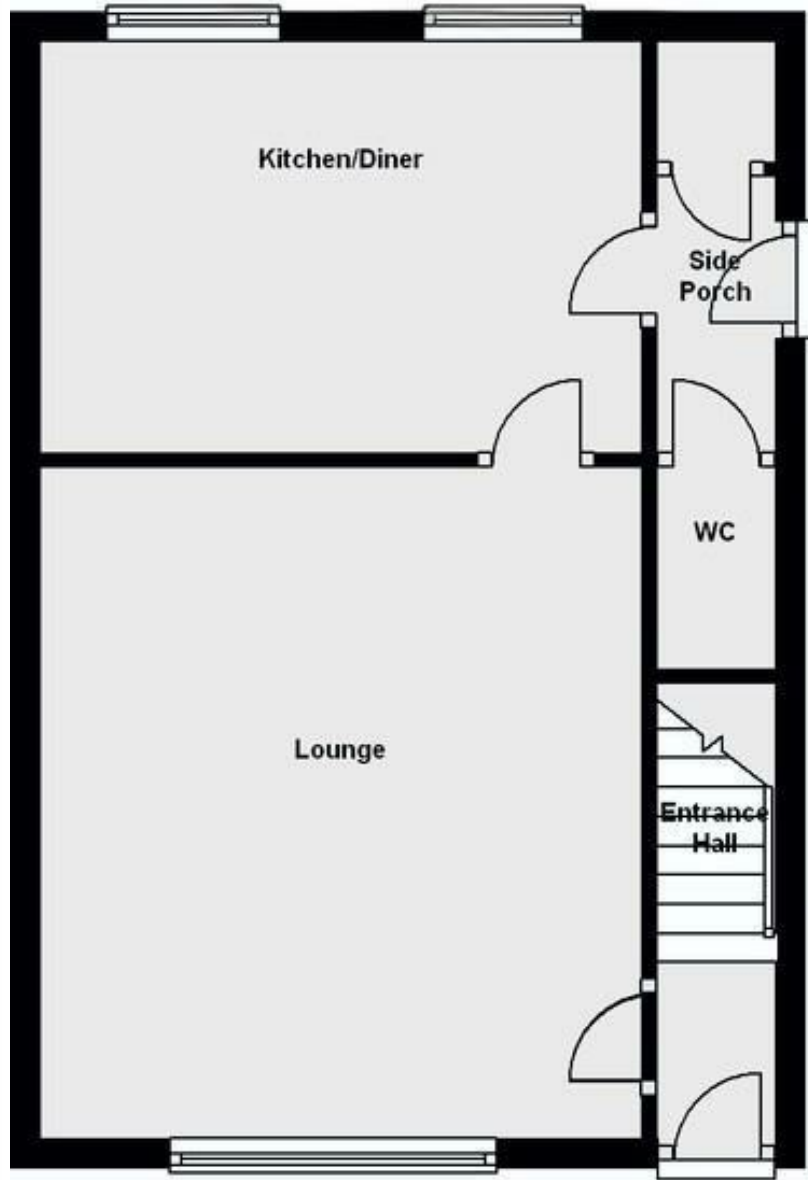
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Ground Floor



First Floor

