

MARSH & MARSH PROPERTIES

7 Tennyson Place, Hipperholme, HX3 8LQ

£97,500



The perfect house for any first time buyer or property investor. This one bed roomed terraced property is located on a quiet street in the highly sought after Hipperholme village and is also offered with the added advantage of NO CHAIN. Benefitting from being close to the village centre whilst tucked out of the way in a charming setting. The property has a private and secure parking bay to the front elevation and has access to a shared storage area also to the front elevation via the old washhouse; ideal for bikes etc.

Internally the property is well presented and neatly laid out to create an ideal first home or rental property. Offered in a neutral décor throughout and benefitting from further storage space owing to a generous cellar. With its well-presented living room, galley kitchen, generous bedroom and modern and stylish house bathroom.

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

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Owing to its location, this property has fantastic access to all the excellent shops, services and restaurants that the Hipperholme village has to offer, including some picturesque walks in the locality. The property offers good transport connections with both Brighouse and Halifax being a 10 minute drive away, both offering access to their well-connected train stations with routes to all local towns including the Grand Central train service. The M62 is only a short 15 minute drive away providing quick access to Leeds, Bradford and Manchester.

Owing to the large amount on offer with this property, its charming location, ample storage space and private parking, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door, with transom window, opens into the

ENTRANCE PORCH

The main entrance door leads into a convenient entrance porch which protects the living room from the outside elements. It has wood laminate flooring and coat hooks.

From the entrance porch a tailor made glazed door (made by a local craftsman) opens into the

LIVING ROOM



The living room is spacious, bright and well presented with matching décor and has a centre feature gas fire with wooden mantelpiece and tiled surround. The uPVC double glazed window, to the front elevation, allows plenty of natural light to flood the room. With central light fixture, wall mounted light fittings, TV & telephone access

points, carpeted flooring and double radiator.



From the living room an opening leads into the

KITCHEN



This very light and bright galley style kitchen area is well lit owing to the two light fittings with omnidirectional spotlights and uPVC double glazed window to the front elevation. The kitchen has ample storage space provided by the over and under counter cupboards and drawers and has complementing colour schemes with black brick style tiling splashbacks surrounding the work surfaces, white wall and cupboards and marbled grey laminate work surfaces. With wood laminate flooring, fitted Moffat cooker, fitted Moffat gas hob, Moffat extractor hood, plumbing for a washing machine, 1½ stainless steel sink and stainless steel mixer taps.



From the living room a wood panel door opens onto carpeted stairs leading up to the

LANDING

A surprisingly spacious landing with central light fitting and fully carpeted.

From the landing, wood panel doors open into the

BEDROOM



This large and spacious bedroom is light and bright owing to the central light fitting and natural light from the large uPVC double glazed window to the

front elevation. To the rear of the bedroom is a large storage cupboard with an ample amount of shelving space as well as a clothing rail. With TV access point, a large single radiator and fully carpeted.



BATHROOM



A light and bright bathroom owing to the numerous ceiling mounted spotlights and the tall front facing uPVC double glazed window to the front elevation. The bathroom has wood panel surround and wood panel bath with integrated shower and full height tiled splash backs. Ample storage space is provided by the numerous fitted cupboards. With pedestal washbasin, low flush WC, double radiator and carpeted floor. The bathroom is also the location of the condensing combi-boiler.

At the rear of the kitchen a wood panel door opens onto stone stairs leading down to the

CELLAR

A large and spacious storage cellar with ample shelves and alcoves being an excellent addition to this property. The cellar is lit via a central strip light and coal storage at one end.

OUTSIDE



At the front of the property is a flagged area for use as either a private parking area or could be turned into an enclosed front garden area. The property also has joint usage of the large ex-washhouse., currently used as storage.

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.

DIRECTIONS

From Marsh & Marsh Properties shop, turn right up Kirk Lane and travel 0.15 miles. At the "T" junction with The Imperial on your left, turn left onto Denholme Gate Road (A644) and travel 500ft. Then turn onto Langlea Terrace. Look out for the Marsh & Marsh Properties "For Sale" sign at the end of Tennyson Place. Turn left onto Tennyson Place and look for number 7.

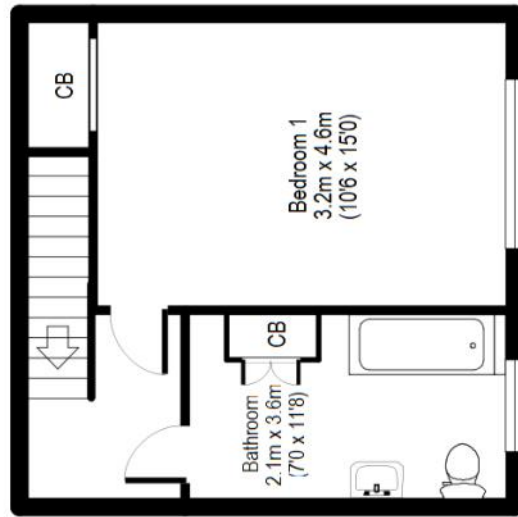
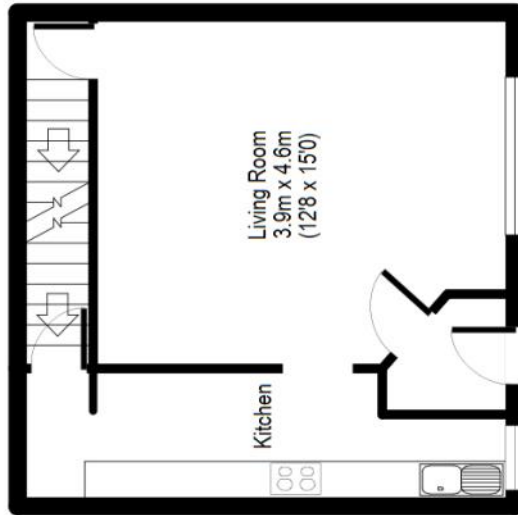
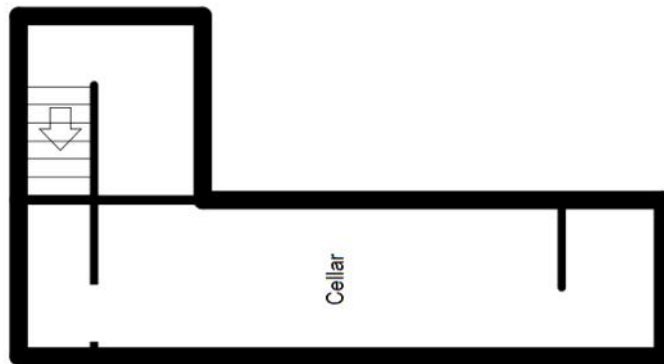
For sat nav users the postcode is: HX3 8LQ

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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