

MARSH & MARSH PROPERTIES

8 Gaythorne Terrace, Hipperholme, HX3 8JS

£115,000



A delightful stone built terraced property, situated at the top of the Hipperholme Village, offered with NO CHAIN. Located on a quiet residential street, bordered by fields. An ideal property for any first time buyer, small family or anyone looking for a charming home in a desirable location. At the front of the property is a small shrub garden and to the rear a patio garden. It benefits from on street parking to the front and rear of the property.

Internally the property does require some modernisation and renovation, which is reflected in the price, but also offers any potential purchaser the opportunity to add their stamp to the property. With its living room, kitchen, two bedrooms (one with ample space for a double bed), shower room and cellar storage area.

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The property benefits from good access onto the Denholme Gate Road (A644) and, therefore, is within easy reach of all main towns and cities in the area (for example, Halifax, Huddersfield, Brighouse, Bradford and Leeds). Both Brighouse and Halifax provide access to their fantastic train stations, all providing cross Pennine connections; including access to the Grand Central train service. The property is close to outstanding primary schools and has quick commutes to the local secondary schools.

Owing to its convenient location in proximity to Hipperholme village, good internal condition throughout and realistic asking price, an appointment to view is encouraged in order to fully appreciate the potential this property has to offer.

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

PORCH

An excellent addition to the property, providing a barrier from the external to the internal. With a carpeted floor, central light fitting and coat hooks.

From the porch a wooden door opens into the

LIVING ROOM



A generous living room that offers more than ample space for a three piece suite along with additional furniture. A gas fireplace, on a tiled hearth and with wooden mantelpiece, creates a charming feature for the whole room. With a carpeted floor, alcove inset display cabinets, cornice to ceiling, ceiling rose, central light fitting, television access point and telephone access point.



From the living room a wooden door opens into the

KITCHEN



A nicely presented kitchen that makes excellent use of the space on offer. The kitchen provides access to the rear elevation via a uPVC double glazed door and is bathed in natural light via a uPVC double glazed window. With space for a cooker unit, laminated work surfaces in a “U” shape, over and under counter cupboards and drawers, plumbing for a washing machine, splashback tiling, centre strip light, fitted creel, space for a fridge, stainless steel sink with stainless steel mixer tap and carpeted floor.

From the kitchen a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A well-presented bedroom that benefits from a neutral décor and style throughout. The room offers ample space for a double bed along with additional bedroom furniture. With a fitted wardrobe to the alcove, uPVC double glazed window to the front elevation, central light fitting,

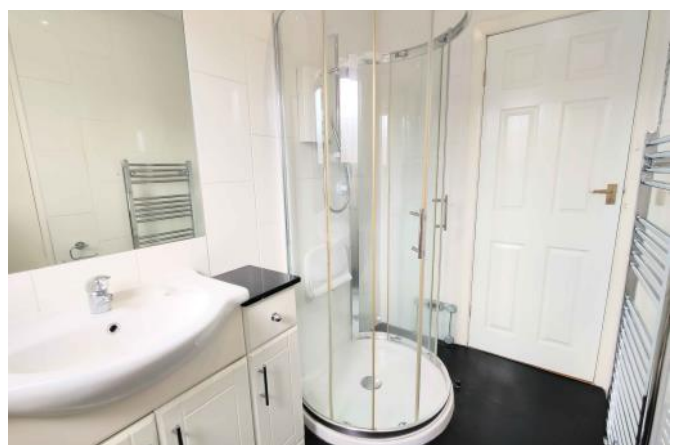
gas heater and newly carpeted.

BEDROOM 2



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

SHOWER ROOM



A well-presented shower room, offered with a modern and neutral décor and recently installed. With a corner shower cubicle, electric shower, vanity inset washbasin, close coupled toilet, alcove airing cupboard, frosted uPVC double glazed window to the rear elevation, central light fitting, tiled walls and vinyl flooring.

From the kitchen a wooden door opens onto stone steps that lead down to the

CELLAR



An ideal addition to the property offering additional storage space. With a central light fitting, concrete floor and power outlet points.

GARDEN

At the front of the property is an enclosed shrub garden, bordered by a stone wall and runs alongside the front pathway.



To the rear of the property is a patio garden. Fully enclosed by stone wall and gate; ideal for sitting

out and having a barbeque.

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 the Marsh & Marsh Properties shop travel towards Hipperholme traffic lights on the A58. At the traffic lights turn left onto the A644 and proceed for 0.5 miles. After the Old Brodleians Rugby Union Football Club, turn left onto Gaythorne Terrace. The property can be identified by the Marsh & Marsh Properties "For Sale" by the front door.

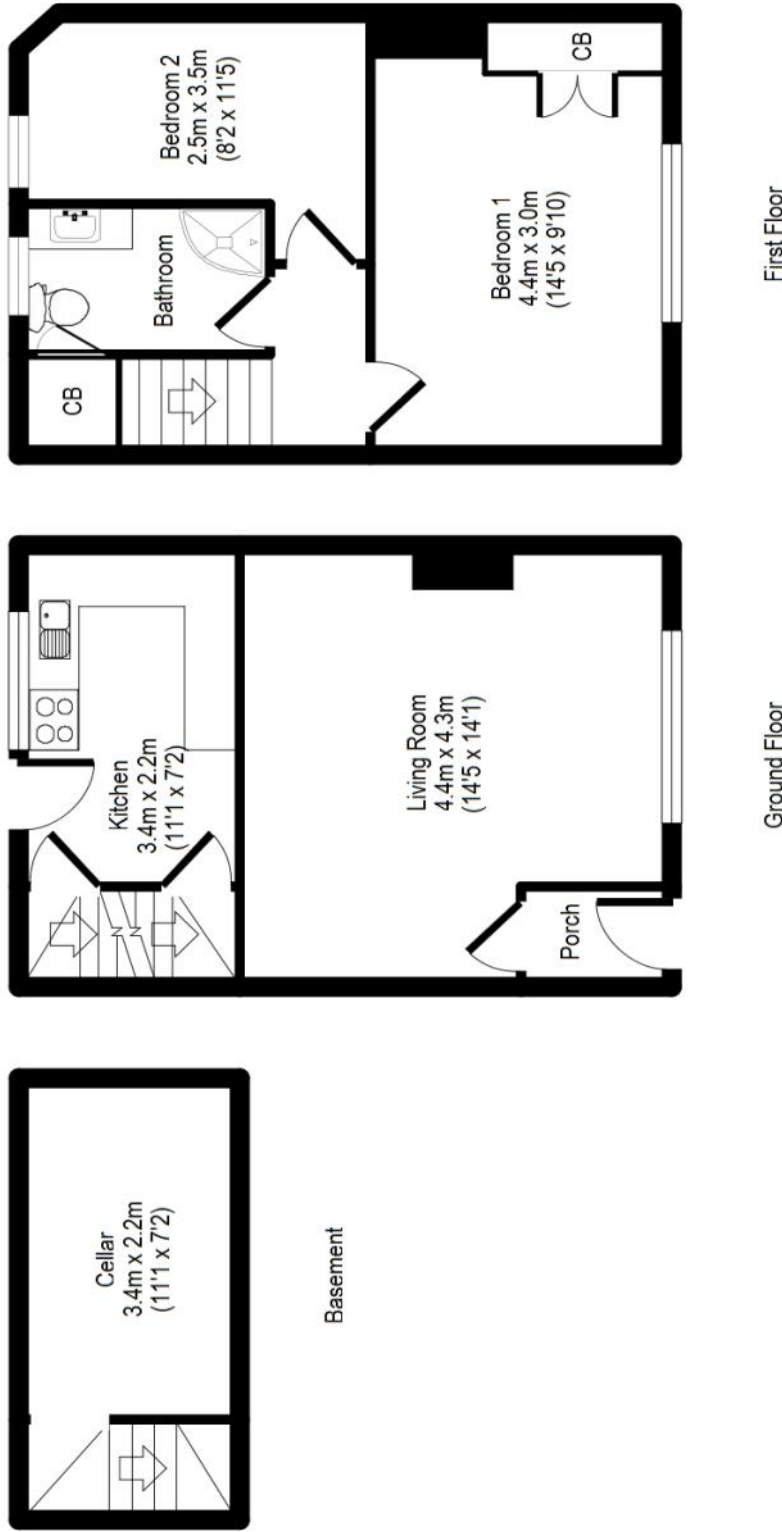
For sat nav users the postcode is: HX3 8JS

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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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.

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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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