

MARSH & MARSH PROPERTIES

13 Kirk Lane, Hipperholme, HX3 8EU

£215,000



Situated in the highly sought after and well regarded Hipperholme village, in a lofty position offering charming valley views is this three bedroomed, semi-detached, property. The ideal house for any family, couple or professional person looking for something they can put their own stamp onto. The house benefits from a private, front, south facing garden that is well tended and offers the ideal space to sit out and enjoy the views. To the rear is a low-maintenance patio garden offering another space to sit out and relax or to have a barbeque. To the front of the property there is ample on street parking.

Just step inside and you will immediately feel at home, with its warm and welcoming atmosphere, this property offers a fantastic first impression. With its light and bright living room, generous family dining room, well-appointed kitchen, three bedrooms (two with ample space for a double bed and the third being ideal for a work from home office), house bathroom and a large storage loft.

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With its location, just a stones' 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 sought after location of this property, its lofty position with far reaching views and welcoming atmosphere, an appointment to view is essential to fully appreciate the potential this property has to offer.

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

HALLWAY



A highly welcoming reception into the property; the hallway offers a fantastic amount of storage space owing to the under stairs cupboards and display counters. With a uPVC double glazed window to the front elevation, electric radiator, wall mounted light fittings and a carpeted floor.

From the hallway wooden doors open into the

LIVING ROOM

The ideal family communal space that is bathed in natural light owing to the uPVC double glazed bay windows, to the front elevation, overlooking the gardens and views beyond. A central gas fire, on a

marble hearth and with a marble mantelpiece, creates an ideal feature. With a carpeted floor, wall mounted light fittings, central light fitting and a television access point.



DINING ROOM



A generous family dining room that offers more than ample space for a dining table along with additional furniture. With a carpeted floor, inset cupboard, central light fitting, wall mounted light fitting, electric radiator, serving hatch and a uPVC double glazed window to the rear elevation.



From the hallway an opening leads into the

KITCHEN



A well-presented kitchen that features a long set of laminated work surfaces to one side with over and under counter cupboards and drawers offering plenty of storage space. The kitchen provides access to the rear garden via a uPVC double glazed door to the side elevation. With a

cooker unit, electric radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, central light fitting, space for a fridge and a stainless steel 1 ½ sink with a stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

LANDING



With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting, electric radiator and loft access hatch (with pull down ladder).

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom offering plenty of space for a double bed along with additional bedroom furniture. A wall length set of wardrobes provides plenty of storage space. The room also provides a fantastic view of the valley beyond from its uPVC double glazed window to the front elevation. With a carpeted floor and central light fitting.

BEDROOM 2



Another generous bedroom that would again accommodate a double bed along with additional bedroom furniture. This room features a fitted cupboard to one corner. With a carpeted floor, central light fitting and uPVC double glazed windows to the rear elevation.

BEDROOM 3 / OFFICE



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

BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer to create a highly functional area. With a panel bath, electric over bath shower, glass splashguard, pedestal washbasin, frosted uPVC double glazed window to the side elevation, central light fitting, cupboard storage space, close coupled toilet, stainless steel towel radiator, vinyl flooring and splashback tiling.

LOFT STORAGE

An ideal addition to the property presenting additional storage space in a boarded loft with a central light fitting.

GARDENS

To the front of the property is the beautifully maintained lawned, patio and shrub gardens that create the perfect space to sit out and relax whilst enjoying the valley views beyond. The gardens also enhance the kerb appeal of the house and increase its privacy along with the elevated nature of the property.





To the rear are the multi-tier patio and flowerbed gardens, offering another ideal space to sit out and relax or to have a barbeque. The garden is fenced to the rear and also features a shed.



PARKING

There is ample on street parking to the front elevation.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing. The property currently has electric heating and a gas fire.

TO VIEW

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

DIRECTIONS

From the Marsh and Marsh Properties shop head up Kirk Lane for about 70m. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

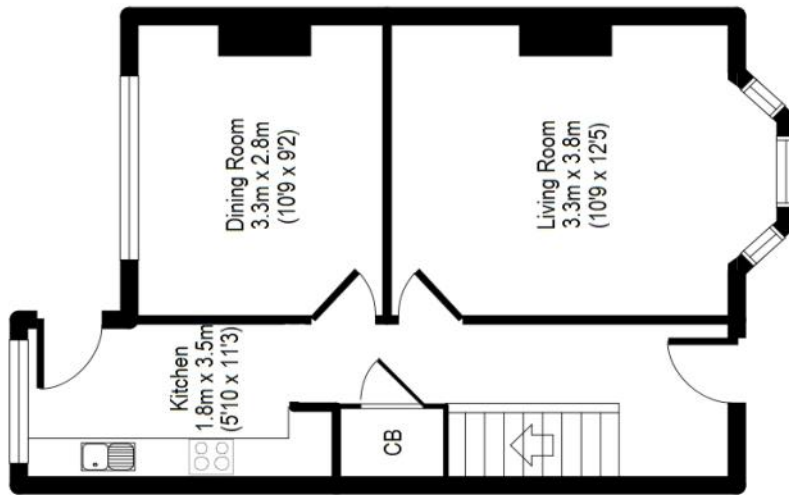
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MORTGAGE ADVICE

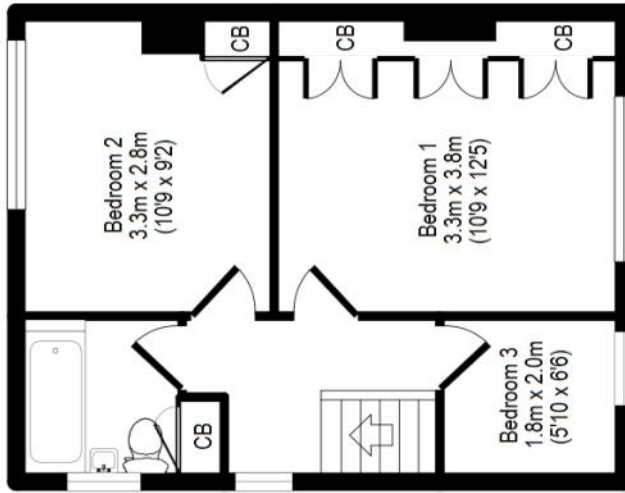
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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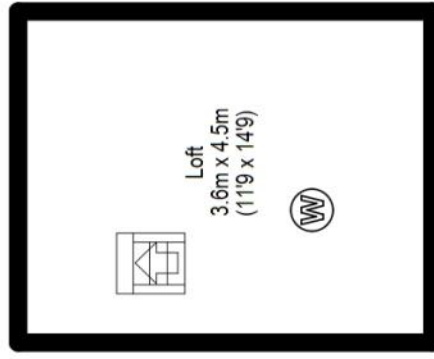
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Ground Floor



First Floor



Loft

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