

# MARSH & MARSH PROPERTIES

*Heatherstone, 2 Southedge Close, Hipperholme, HX3 8DW*

*£575,000*



Situated in one of the most premier and highly sought after estates in Hipperholme village is this beautifully presented, fully renovated, five bedroomed detached property. An ideal family home or the perfect property for any professional couple looking for a premium property. Situated in the centre of the surrounding gardens, offering a beautifully presented frontage and charming rear garden, ideal for children and pets. The house also benefits from private driveway parking and an integral double garage offering additional secure parking spaces.

Internally the property is beautifully presented having undergone a renovation both internally and externally creating a modern, stylish and high quality home. Just step inside and you will be immediately impressed with this fantastic home. With its spacious and inviting entrance hall, large and long living room, conservatory, open plan dining kitchen, study/office/snug, ground floor WC, guest sitting room, five double bedrooms (one with ensuite) and a house bathroom. Just step inside and you will surely be impressed by the spacious property on offer and its charming features throughout.

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Located in the highly regarded village of Hipperholme (one of the most sought after residential locations in Calderdale), this property offers the benefit of having excellent transport links into Halifax, Brighouse, Leeds and Bradford city centres. Also having easy access to both Brighouse and Halifax train stations, both with cross Pennine connections. The M62 is just a short drive away, offering fantastic transport routes. There are both good primary and secondary schools all within a short commute of this property. A major benefit is the close proximity to all the shops and services of Hipperholme, including its numerous pubs and restaurants, all within a short distance. The vibrant village offers a friendly community feel and will immediately make you feel at home.

Owing to the wealth of features and space on offer with this premium property, situated in a highly regarded and sought after residential area, an appointment to view is essential in order to fully appreciate this fantastic family home.

From the front of the property a high quality composite door opens into the

### HALLWAY



A grand first impression upon stepping inside the property is this large and open entrance hallway which is light and bright owing to two large floor to ceiling uPVC double glazed windows, to the front elevation, along with two central light fittings. An under stairs cupboard provides additional storage space, ideal for coats and shoes. With a high quality vinyl floor, single radiator and picture rail.

From the hallway dual opening wooden doors open into the

### LIVING ROOM



A beautifully presented, large and long living room that offers more than ample space for a three

piece suite along with additional furniture. The room benefits from a dual aspect owing to a uPVC double glazed window, to the front elevation, overlooking the gardens and a large set of sliding uPVC double glazed doors into the conservatory that bathe the whole room in natural light. A multi-fuel stove, on a marble hearth and with wooden mantelpiece, creates the ideal central feature for the whole room. With its carpeted floor, wall mounted light fittings, ceiling inset spotlights, double radiator, cornice to ceiling and television access point.

From the living room sliding uPVC double glazed doors open into the

### CONSERVATORY



A fantastic addition to the property, this conservatory benefits from a solid roof construction and surrounding uPVC double glazed windows, creating a space overlooking the rear garden that is usable all year round. The conservatory has a set of uPVC double glazed French doors offering access to the rear elevation. With a vinyl floor, double radiator and wall mounted light fittings.

From the hallway dual opening wooden doors open into the

### DINING KITCHEN

This open plan dining kitchen offers ample communal space, ideal for entertaining or family meals. The room has a natural divide by a short extending wall and breakfast bar to the central area of the room. The dining area features ample room for a large family dining table along with additional furniture and is bathed in natural light owing to the large uPVC double glazed window to the front elevation.



The kitchen area features a large interconnected solid wooden work surface, running the entire perimeter wall of the kitchen and extending into the centre to create a breakfast bar. The kitchen



is spaced between two areas offering more than ample work space. The dining kitchen features a large range style stove unit, extractor hood, single radiator, splashback tiling, vinyl flooring, two large uPVC double glazed windows to the rear elevation, fitted washing machine, fitted dishwasher, space for an American style fridge/freezer, numerous ceiling inset spotlights, under counter cupboards and drawers and two sinks (one being a porcelain 1 ½ sink and the other being stainless steel) at opposite ends of the kitchen, both with stainless steel mixer taps.



From the kitchen a wooden door opens into the

### REAR HALLWAY

A short second entrance hallway that provides access to the side of the property by a side facing composite door. With a vinyl floor and central light fitting.

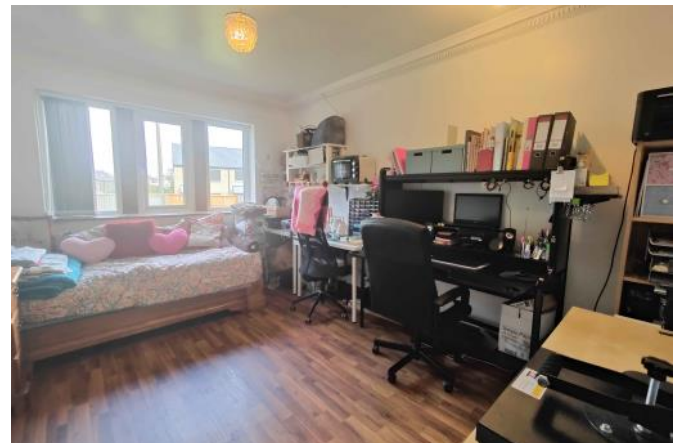
From the rear hallway a wooden door opens into the

### WC

An ideal addition to the property providing ground floor facilities. With a vinyl floor, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, shower cubicle, central light fitting, frosted uPVC double glazed window to the rear elevation and tiled splashbacks.

From the main hallway a wooden door opens into the

### SITTING ROOM/SNUG/OFFICE



Another fantastic addition to this property is the rear sitting room/snug/office space. This multipurpose room is ideal for any work from home professional requiring an independent and large office or would be perfect for a second cosy sitting room/snug space. With its central light fittings, uPVC double glazed windows to the rear elevation, vinyl floor, cornice to ceiling and single radiator.

From the hallway carpeted stairs lead up to the

### GALLERY LANDING

A beautifully presented and open galleried landing, with surrounding boxed balcony, with central feature chandelier creating a regal effect. The landing also features a unique round window to the front elevation, not only providing ample natural light but also a charming feature for the

landing. With a carpeted floor, cornice to ceiling, single radiator and loft access hatch.



From the landing a wooden door opens into

### BEDROOM 1



A spacious master bedroom offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window overlooking the front gardens, cornice to ceiling and single radiator.

From the master bedroom a wooden door opens into the

### EN-SUITE



A well-presented en-suite shower room that is well laid out to make excellent use of the space on offer. Presented with a modern and stylish décor. With its corner shower cubicle, close coupled toilet, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, central light fitting, wall-mounted light fitting, vinyl floor, tiled walls and a single radiator.

From the gallery landing, wooden doors open into

### BEDROOM 2



Another good sized bedroom again offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window overlooking the front gardens, cornice to ceiling



and single radiator.



### BEDROOM 3



A spacious third double bedroom that features large, floor to ceiling, sliding uPVC double glazed doors to one side, overlooking the gardens to the rear elevation. The sliding doors open onto a private balcony above the conservatory that offers a charming outlook over the rear garden and the ideal space to sit out and relax. With a carpeted floor, central light fitting and single radiator.

### BEDROOM 4



Another good sized double bedroom, currently used as an additional office space. With a carpeted floor, central light fitting, uPVC double

glazed window overlooking the rear gardens, cornice to ceiling and single radiator.

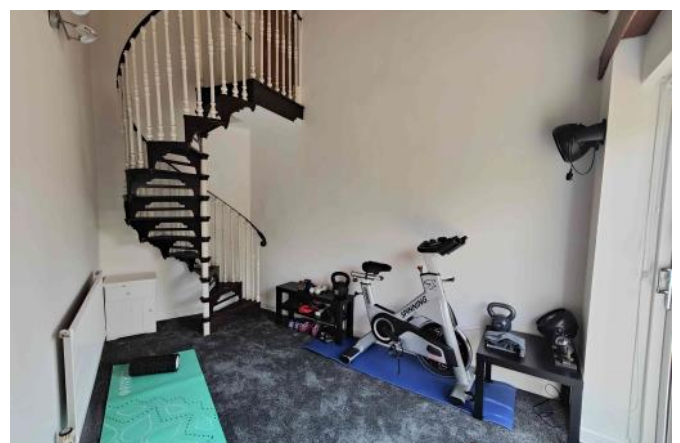
### HOUSE BATHROOM



A well-presented, modern and stylish house bathroom. With its panel bath, over bath rainfall style shower, low flush toilet, pedestal washbasin, fitted corner airing cupboards, frosted uPVC double glazed windows to the rear elevation, stainless steel towel radiator, ceiling inset spotlights, vinyl flooring and mermaid board style walls.

From the dining kitchen a wooden door opens into the

### GUEST SITTING ROOM





Another fantastic addition to the property is the guest sitting room. Feeling separate from the main property but directly connected, this creates the perfect guest space or even a private area for any growing teenager. The sitting room features a large uPVC double glazed sliding door, to the front elevation, offering plenty of light and features high ceilings. With a carpeted floor and single radiator.

To the rear of the guest sitting room a large cast iron spiral staircase leads up to

### BEDROOM 5



The perfect guest room, offering privacy from the main bedroom area owing to its private access via the guest sitting room. The space offers more

than ample room for a double bed, seating area and other furniture. Eaves access doors to either side offer additional storage space. With two central light fittings, carpeted floor, single radiator and two uPVC double glazed windows, one to the front elevation and one to the side elevation.

### GARDENS



One of the most charming features of this property is the surrounding and sizable gardens. To the front of the property is a large semi-circle garden with edged flagged pathway and pebbled sections providing access to the property with surrounding hedge and shrub that enhances the property's privacy. The front garden certainly increases the kerb appeal of the whole house and



provides a fantastic outlook to the property. To the side of the house is a long lawned section that leads down to a seating area to the side of the conservatory, ideal for relaxing on an evening or having a barbeque.



To the rear of the property is a large lawned area, surrounded by a high wooden fence creating a completely secure and private garden; ideal for children and pets to play in a secure environment. The rear garden features a large central lawn with an assortment of shrubs and trees creating a charming backdrop. To one side is a wood chip section with picnic bench, perfect for sitting out with the family and relaxing. To the other side is a pebbled area that currently houses a large trampoline and has a vegetable patch to one side. To the rear of the pebbled areas are two wooden storage sheds.



## **PARKING & GARAGE**

To the front of the property is a large brick paved driveway that offers ample space for three cars.

To the rear of the drive is the spacious double garage, accessed either via the electric opening front doorway or can be accessed internally by a wooden door. The garage is currently used as a workshop but offers ample secure parking space for two cars. With a concrete floor, numerous central light fittings, uPVC double glazed window to the side elevation, electric outlets and workshop area.

## **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 Hipperholme traffic lights head towards Hove Edge on Brighthouse Road (A644) for 0.1 miles and then turn right onto Southedge Close. The

property will be identified on the roadside by the Marsh & Marsh Properties "For Sale" sign. The property will be located immediately on your right hand side.

For sat nav users the postcode is: HX3 8DW

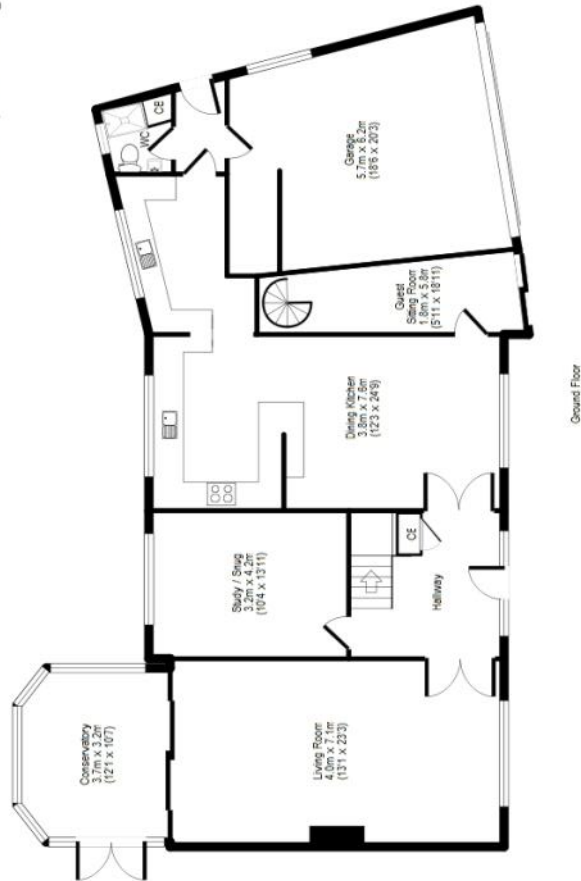
## **MORTGAGE ADVICE**

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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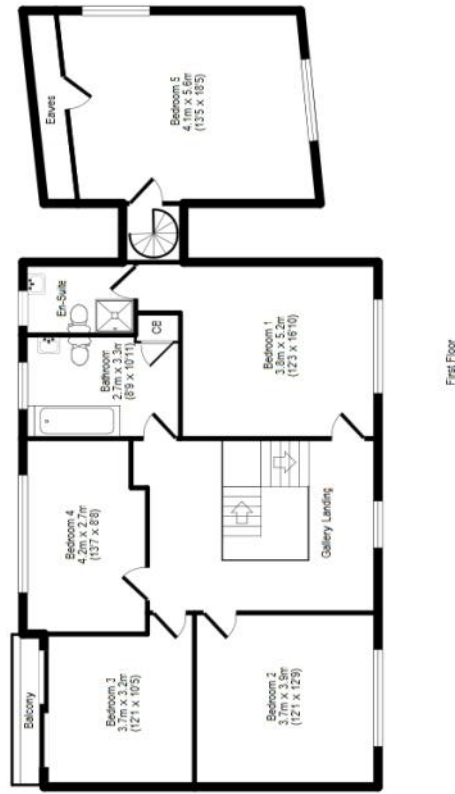


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Ground Floor

249 sq. m / 2632 sq. ft.



First Floor

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. All images and dimensions are not intended to form part of any contract or warranty. (c) Marsh and Marsh Properties