

MARSH & MARSH PROPERTIES

4 Cobden Terrace, Hipperholme, HX3 8JH

£425,000



Situated right in the heart of the highly sought after Hipperholme village, offering a prime residential location and benefitting from outstanding frontal views overlooking the village and towards Brighouse and beyond. This substantial, stone built, five bedroomed, terraced, property is perfect for any growing family or professional person looking for a spacious and attractive new home. The property is situated at the end of Cobden Terrace, away from all main roads, in a quiet and peaceful location and benefits from parking for two cars, to the rear, on its own driveway. To the front of the property are two lawned gardens with a central patio seating area creating an ideal place to sit out and relax in a comfortable location.

Internally the property is beautifully presented in a modern style that is fitting and in keeping with the property. The house has spacious internals throughout offering a fantastic amount of living space. No expense has been spared with the presentation of this charming family home. With its large and open living room (benefitting from a multi-fuel stove), spacious and well-appointed dining-kitchen, utility room, WC (currently unfinished), five double bedrooms, house bathroom, shower room and large storage cellar. With so much on offer with the property this is the ideal home for anyone looking for that special something.

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

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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). The house is within walking distance of all the fantastic shops and services on offer in the Hipperholme village. 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 the fantastic amount on offer with this property, including its outstanding frontal views, highly sought after residential location and beautifully presented internals an appointment to view is essential in order to fully appreciate everything on offer.

From the front of the property a stained glass front door opens into the

ENTRANCE HALLWAY



A large, spacious and long entrance hallway that presents the ideal first impression as you step inside this grand property. With its wood laminate flooring, two central light fittings and double radiator.

From the hallway wooden doors open into the

LIVING ROOM

A large and spacious living room that offers the ideal family communal space with fantastic views over the front gardens owing to the two double glazed sash windows to the front elevation. The room offers ample space for a three piece suite along with additional furniture. The real central

feature of the whole room is the multi-fuel stove, on a granite hearth and with marble mantelpiece, which offers a fantastic secondary heating source. With a carpeted floor, cornice to ceiling, central chandelier light fitting, single radiator and television access point.



DINING KITCHEN



A beautifully presented dining kitchen that has been finished to a high quality and standard that will certainly impress. Featuring a modern styled décor in a light and bright space, owing to the double glazed sash window to the rear elevation, central down lighting, under cupboard light fittings and ceiling inset spotlights. The kitchen features solid work surfaces to three sides, in addition to a solid counter kitchen island to the centre of the room. In the chimney breast alcove is a large range style stove creating an ideal space for any culinary enthusiast. To one side of the room there is a large seating area ideal for a family dining table. With a laminated floor, over and under counter cupboards, space for an American style fridge/freezer, modern style vertical radiator, integrated dishwasher, cornice to ceiling and an inset stainless steel sink with a stainless steel mixer tap.



UTILITY ROOM/2nd ENTRANCE

A fantastic addition to the property offering a utility room space that also doubles as an entrance area from the rear of the property. A composite door provides rear access, with transom window. With a double-glazed window to the rear elevation, storage cupboard, laminated work surface, plumbing for a washing machine, ceiling inset spotlights and single radiator.

From the utility room a wooden door opens into the

WC

Currently unfinished but the perfect place for ground floor facilities. Currently has a stainless steel towel radiator, central light fitting and a double glazed window to the rear elevation.

From the hallway carpeted stairs lead up to the

LANDING

A large and spacious landing offering a fantastic communal space for the first floor of the property. With a carpeted floor, two central light fittings, cornice to ceiling, cupboard storage space and a boxed radiator.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom offering ample space for a king-sized bed along with additional furniture. The room features a double glazed sash window, fitted blinds, central chandelier, cornice to ceiling, carpeted floor and single radiator.



BEDROOM 2



BEDROOM 3



An ideal third bedroom, currently used as an office that would be perfect for a child's bedroom or guest room. With a carpeted floor, double glazed window to the front elevation, central light fitting, single radiator and cornice to ceiling.



Another good-sized bedroom, again offering ample space for a king-sized bed. The room features a fantastic view, to the front elevation, overlooking the village and towards Brighouse and beyond via its double-glazed sash window. With a carpeted floor, central light fitting, cornice to ceiling, single radiator and a cast iron fireplace to the centre of the room creating a charming feature.

BATHROOM



This stunning house bathroom is presented in a modern style and colour scheme throughout. The room is well lit via numerous ceiling inset spotlights and receives ample natural light via a frosted double glazed window to the rear elevation. With a bowl style panel bath, close coupled toilet, walk-in style rainfall shower, vanity

inset washbasin, modern style radiator, tiled floor, tiled walls and extractor fan.



From the landing carpeted stairs lead up to the

UPPER LANDING

With a carpeted floor, central light fitting and Velux window.

From the upper landing wooden doors open into

BEDROOM 4



A generous fourth bedroom again offering space for a king-sized bed. An alcove to one side of the room provides a fantastic additional amount of storage space. With a carpeted floor, beamed

ceiling, double glazed window to the front elevation, ceiling inset spotlights and a single radiator.



BEDROOM 5



Another good sized room with space for a double bed. With a carpeted floor, beamed ceiling, double Velux window, ceiling inset spotlights and a single radiator.

SHOWER ROOM

A neatly presented shower room that provides facilities for the upper floor and makes excellent use of the space on offer to create a highly functional room. With a corner shower cubicle, vanity inset washbasin, close coupled toilet, tiled

floor, tiled walls, ceiling inset spotlights and a Velux window.



From the hallway stone steps lead down to a large corridor that is ideal for additional storage space. From the lower hallway a wooden door opens into the

CELLAR

A large storage cellar, ideal for use as a home gym or workshop. With a central light fitting, stone floor, power outlets and a window to the front elevation.

GARDENS



To the front of the property is a charming, dual

area, lawned garden offering ample space to sit out and relax. To the edge of the property is a short lawned area with patio seating space, bordered by a hedge. To the edge of the patio is a lower lawned space offering a pleasant outlook to the front of the property with flagged pathway leading to the far end.





Shelf on Denholme Gate Road (A644) for 0.2 miles and then turn right onto the Cobden Terrace, identified by the Marsh & Marsh Properties "For Sale" sign. The property will be located to the far end of the road.

For sat nav users the postcode is: HX3 8JH

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.

PARKING



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To the rear of the property is a private parking area with space for two cars.

GENERAL

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

TO VIEW

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

DIRECTIONS

From Hipperholme traffic lights head towards

4 Cobden Terrace, Hipperholme, HX3 8JH



Basement

Ground Floor

First Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA - 198 sq. m / 2135 sq. ft

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 any contract or warranty.

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