

MARSH & MARSH PROPERTIES

17 Thompson Close, Hipperholme, HX3 8FG

£260,000



A charming, well-presented and modern, semi-detached, property located on a quiet and highly sought after cul-de-sac, in the well-regarded village of Hipperholme. The property's pleasant kerb appeal is enhanced by its well-presented front forecourt with brick paving throughout. To the side of the property there is ample driveway parking for 2 cars. The well-kept, and low maintenance, rear garden is fully enclosed providing an ideal space to entertain or sit and relax and features a beautiful summer house, ideal for entertaining.

Offered in immaculate condition throughout, presenting the rare opportunity for any prospective buyer to take immediate occupation with little work required. With its welcoming reception porch, modern and stylish living room, highly functional breakfast kitchen, three good sized bedrooms (two with space for a double bed) and well-appointed bathroom. An ideal home for anyone looking to purchase a house in the highly regarded Hipperholme village.

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

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The village offers a variety of shops, restaurants and bars, all within easy walking distance of the property. Hipperholme is well known for its excellent transport connections; with its quick routes to Halifax and Brighouse towns and with the M62 being only a quick 15 minute drive away, offering easy access to the major cities of Leeds, Bradford and Manchester. Brighouse and Halifax offer access to their train lines that offer regular services to the local area including the Grand Central train.

Owing to this property being reasonably priced and its multitude of features, ideal location and good condition, an internal inspection is highly recommended to fully appreciate the quality of the property on offer.

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

HALLWAY

A bright and welcoming reception area that immediately creates a fantastic first impression. With a solid wood floor, uPVC double glazed window, wall mounted light fitting, telephone access point and lit via a central light fitting.

From the hallway a glass panel wooden door opens into the

LIVING ROOM



A fantastically spacious and modern living room that creates the ideal communal space. A feature electric fireplace to one side of the room, with inset television area, creates a unique central feature for the room. With a solid wood floor, uPVC double glazed window to the front elevation, wall mounted light fittings, central light

fitting, covered radiator and television access point.



From the living room a glass panel wooden door opens into the

BREAKFAST KITCHEN



A beautifully presented and stylish kitchen that creates a highly functional space owing to the laminated work surfaces to three walls, all with over and under counter cupboards and drawers. To the other side of the room is another work surface that is utilised as a breakfast bar. An under storage cupboard offers ample additional storage space. With an integrated hob, integrated oven, stainless steel extractor hood, ceiling inset

spotlights, uPVC double glazed windows to the rear elevation, uPVC double glazed French doors providing access to the rear garden, covered radiator, fitted washing machine, fitted dishwasher, fitted fridge/freezer, wood laminate flooring, splashbacks and an inset sink with stainless steel mixer tap.



From the hallway carpeted stairs 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 charming master bedroom that offers plenty of space for a double bed along with additional furniture. With a wood laminate floor, central light fitting, ceiling fan, uPVC double glazed window to the front elevation and single radiator.



BEDROOM 2



Another good sized bedroom, currently utilised as the office space, which has plenty of room for a double bed. With a wood laminate floor, central light fitting, ceiling fan, uPVC double glazed window to the rear elevation and single radiator.

BEDROOM 3 / DRESSING ROOM

Currently utilised as a dressing room featuring a large amount of wardrobe space. With a wood

laminated floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath shower, glass splash guard, close coupled toilet, inset washbasin, wood laminate floor, mermaid board walls, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and an extractor fan.

GARDENS



To the front of the property the garden has been

brick paved to create a low maintenance space, ideal for additional parking.



To the rear of the property is a beautifully presented patio and artificial lawned garden, perfect for sitting out and relaxing on a summer's day or to entertain. The garden is enclosed on all sides by wooden fence. A walkway in the centre of the rear of the artificial lawn leads to an enclosed private seating area.

From the seating area a uPVC double glazed set of French doors opens into the

SUMMER HOUSE



At the end of the rear garden is this fantastic addition to the property offering a private and secluded space to sit back and relax. The summer house has fitted seating and a wood laminate floor with a central electric stove fireplace.

PARKING

To the front of the property there is driveway parking for 2 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.

LOCATION

What3words: [///apples.bland.calm](https://www.what3words.com/#!/apples.bland.calm)

Google Plus Code: P5GP+267 Halifax

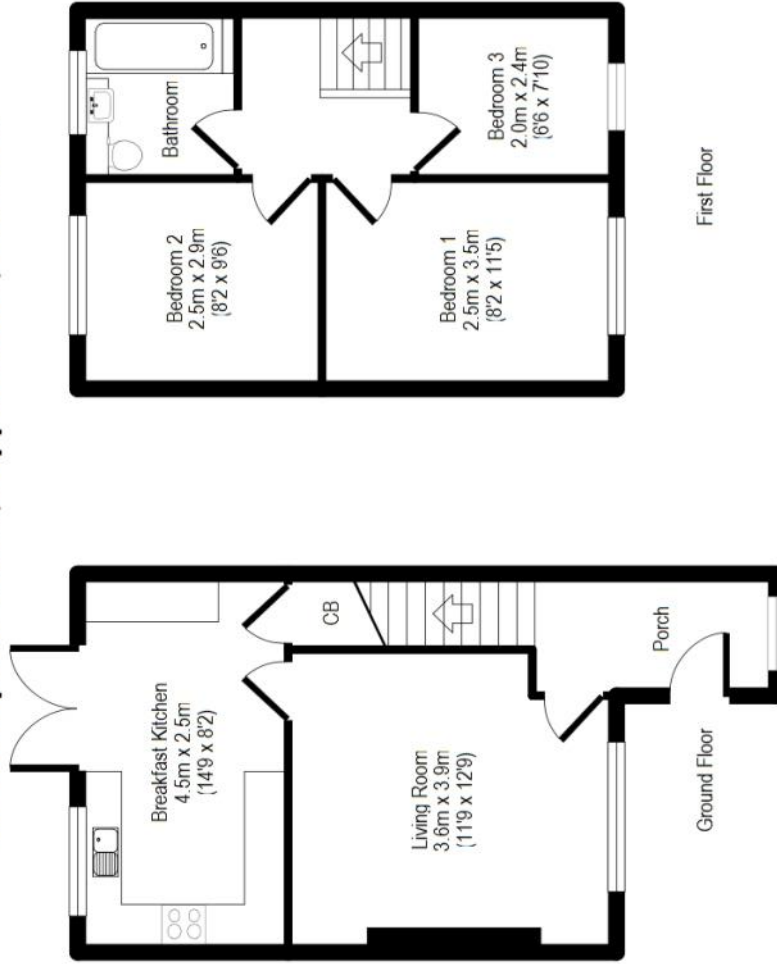
For sat nav users the postcode is: HX3 8FG

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 60 sq. m / 649 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.

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