

MARSH & MARSH PROPERTIES

11 Craiglands, Hipperholme, HX3 8NR

£700,000



****ATTENTION TO ALL NEEDING A TRUE BUNGALOW, OR ANY YOUNG/GROWING FAMILIES OUT THERE****
This executive, detached, FOUR DOUBLE BEDROOM bungalow is set within this exclusive cul-de-sac which is incredibly sought after in the location of Hipperholme. This property has the 'WOW' factor, the second that you step over the threshold you cannot fail but to be impressed. Having undertaken a complete renovation over the last few years, along with an extension that practically doubles the size of the bungalow, you can be assured that there will be no costly surprises just around the corner. Being presented to a five star standard, your visit to the property will be giving you plenty to think about and will justify why an internal inspection is essential to fully appreciate this amazing and true bungalow. The location itself is convenient to highly regarded local schools, including Hipperholme Grammar School. Local shops, supermarkets and towns are only a short drive away along with easy access to the M62 corridor for those who commute to work. In brief comprises of; A grand entrance hallway, dining kitchen, which is open plan with a living area, lounge, house bathroom, FOUR DOUBLE BEDROOMS (TWO WITH ENSUITE SHOWER ROOMS), utility room, outdoor kitchen, and a large double garage. Externally are gardens to all four sides.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALLWAY



Rarely will you witness an entrance hallway quite like this, the space is just phenomenal and immediately sets the precedent for the rest of your visit in terms of presentation and space. Accessed via a composite door with a sidelight window, there are two radiators, high spec LED ceiling spotlights, two radiators and a mains smoke alarm. The high spec Herringbone parquet design flooring continues through to the 'JAW DROPPING' kitchen/living space.



DINING KITCHEN 6.5 x 9.5m (21'3 x 31'2)



Forming part of the extension is this amazing room which is open plan with a living area and boasts an abundance of natural light from three sunlight roof windows and large bi-folding patio doors which span almost the full length of the

kitchen wall and lead out to the superb outdoor kitchen. The kitchen itself boasts ample wall and base units to provide more than enough storage, which is amplified even further with a Butler's Pantry. To compliment these modern units are Corian worktops. The large island unit also has matching Corian worktop and a spacious breakfast bar which is excellent for those who like to cook and entertain at the same time. Within the island unit you have an under mounted one and a half bowl sink with a mixer tap. Along with an integrated dishwasher, there is a large Samsung, American style fridge freezer which is nestled neatly within the units, a large Rayburn gas cooker and a Smeg halogen hob. All this set in a large space, enhanced by the high vaulted ceilings which have impressive and exposed steel RSJ's. The Herringbone parquet flooring continues through from the hallway and into the living area.



LIVING AREA (Combined with DK)



Open plan with the dining kitchen is this pleasant living space which provides modern day living for all the family. Here you will find a large AGA wood burning stove which can easily heat up this extensive room in those cold winter months.



LOUNGE 5.0 x 4.0m (16'4 x 13'1)



Another spacious room which is tastefully decorated with LED ceiling spotlights, two radiators, mains smoke alarm and full length, bi-folding doors to match those of the kitchen.

MASTER BEDROOM

A double room with fitted wardrobes which have hidden drawers and shelving. Completing the room are LED ceiling lights, a radiator and a UPVC window.



rainfall power shower, a low flush toilet and a large twin vanity sink unit with chrome mixer taps. Finishing the suite off to a high standard and spec are the tasteful wall and floor tiles, LED ceiling spotlights, a chrome towel radiator, and a floor to ceiling frosted UPVC window.

BEDROOM TWO 5.6 x 3.2m (18'4 x 10'5)



A double room with a fitted wardrobe, radiator and a UPVC window.

EN-SUITE SHOWER ROOM



EN-SUITE SHOWER ROOM



This is another modern three piece suite comprising of a walk-in shower cubicle, a low flush toilet and a vanity sink unit with a mixer tap. Finished of with tasteful wall and floor tiles, a chrome towel radiator, LED ceiling spotlights and a UPVC window.



BEDROOM THREE 3.8 x 2.9m (12'5 x 9'6)

A double room with a radiator, LED ceiling spotlights and a UPVC window.

A modern and stylish suite comprises of a large walk-in shower cubicle with a handheld and a



BEDROOM FOUR 3.6 x 2.9m (11'9 x 9'6)



Matching bedroom three but just ever so slightly smaller with a radiator, LED ceiling spotlights and a UPVC window.

HOUSE BATHROOM



Completed to a high standard and spec with tasteful wall tiles is this wonderful three piece suite comprising of a free standing, double ended bathtub with a wall mounted chrome waterfall mixer tap and a handheld shower head, a low flush toilet and a floating vanity sink unit with a mixer tap. To complete the room LED ceiling lights, modern horizontal and wooden wall

panelling, a radiator and a UPVC window.

UTILITY ROOM



Securely linking the integral garage to the entrance hall is this spacious room which also acts as a coat and boot room. The kitchen base units have a space and plumbing for a washing machine. Fitted to the opposite wall there is a modern drawer.

OUTDOOR KITCHEN 3.7 x 5.6m (12'1 x 18'2)



What a fantastic addition to the property this is! For all who love to entertain, it does not get much better than this. This kitchen is accessed via full length bi-folding doors from the main house

kitchen, when in the summer months make this a great space for those family get togethers and barbeques. The base kitchen units have black granite, leather effect worktops which incorporate an under mounted sink with a chrome mixer tap and a large double fronted drinks fridge. This area has a high vaulted ceiling with exposed industrial size RSJ's, artificial lawn and is open to three sides. Just a few steps lead down to a Yorkshire stone patio and lawn garden.



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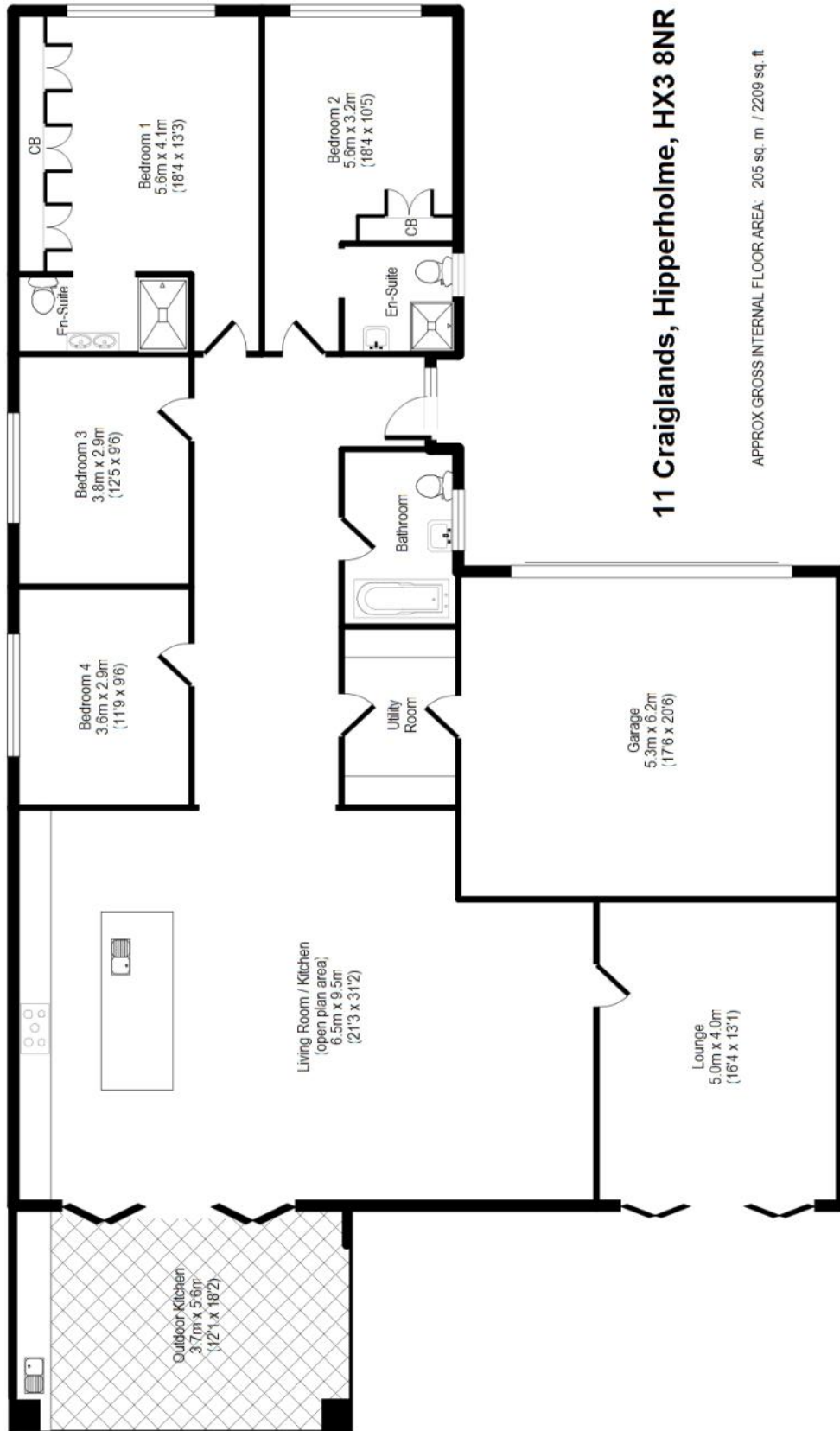
INTEGRAL GARAGE 5.3 x 6.2m (17'6 x 20'6)

Accessed via twin and electric roller shutter doors, is this oversized garage which can comfortably house two vehicle and still boast plenty of storage space. There is power and light, motorhome/ caravan electric points and a Worcester Bosch boiler.

EXTERNAL



To the rear of the property there is a Yorkshire stone patio, a lawn garden which leads to the side of the property. A large lawn garden is to the front of the bungalow which stretches down the opposite side of the house. A large driveway leads to the integral garage and can hold up to six vehicles.



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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