

# MARSH & MARSH PROPERTIES

*3 Kirk Lane, Hipperholme, HX3 8EU*

£225,000



Situated in the highly sought after and respected Hipperholme village, on the charming residential street of Kirk Lane, is this three bedroomed, semi-detached, property. Benefitting from a lofty vantage point, providing a great deal of privacy and featuring outstanding views of the Calder Valley to the front elevation. This property is ideal for any growing family, professional couple or for anyone looking for a well-presented property. The house features slate and shrub gardens, to the front elevation, creating the perfect first impression and enhancing its kerb appeal whilst also offering an additional level of privacy. To the rear of the property is a charming, multi-tier, low-maintenance, patio garden to the rear elevation that leads to a wildflower top tier garden, hidden away like a "secret garden". The property features private driveway parking to the front elevation.

Internally the property is sure to impress, being offered in good condition throughout with a surprisingly spacious communal area that creates a warm and welcoming home from the moment you step inside. The house features a spacious living room (with bay window), open plan dining kitchen offering the ideal family communal area, three bedrooms (two with ample space for a double bed and one with en-suite), a beautifully presented house bathroom and loft storage space. This property offers a charming home in a well-presented condition and certainly requires a further inspection.

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

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With its quiet location, just a stone's 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 fantastic amount on offer with this property, its lofty vantage point, far reaching views and charming rear garden, an appointment to view is essential in order to fully appreciate this home.

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

### HALLWAY

A smart entrance hallway that offers a wood laminate floor, single radiator, under stairs cupboard, uPVC double glazed window to the front elevation, central light fitting and cornice to ceiling.

From the hallway a wooden door opens into the

### LIVING ROOM



From the moment you step inside, you will notice the feature uPVC double glazed bay window which creates the ideal vantage point of the views, to the front elevation, whilst also bathing the whole room in natural light. A capped fireplace, on a

granite hearth and with granite mantelpiece, offers another feature for the room that acts as the ideal central focal point. With a wood laminate flooring, central light fitting, cornice to ceiling, ceiling rose, double radiator and television access point.



### DINING KITCHEN



A large and open plan dining kitchen that makes use of the rear extension to offer the ideal family communal space. The room offers ample space for a large family dining table, along with additional furniture, to create the perfect functional space. The room has laminated work surfaces, all with over and under counter cupboards and drawers, to two sides of the room

offering ample work space. A set of uPVC double glazed French doors, provide access to the rear elevation and, when twinned with the uPVC double glazed window, provide plenty of natural light. With an integrated hob, integrated oven, stainless steel extraction hood, splashback tiling, wood laminate flooring, double radiator, plumbing for a washing machine, fitted dishwasher, space for a fridge/freezer, three sets of omni-directional ceiling spotlights and a stainless steel sink with stainless steel mixer tap.



From the dining kitchen a series of carpeted stairs lead up to the

## LANDING

With a carpeted floor, central light fitting, uPVC double glazed window to the side elevation and cornice to ceiling.

From the landing a wooden door opens into

## BEDROOM 1



A large master bedroom that offers plenty of space for a double bed with additional bedroom furniture. This room features a large set of fitted wardrobes and an alcove inset cupboard offering plenty of storage space. A uPVC double glazed window, twinned with a Velux window, offers plenty of natural light and overlooks the rear garden. With a carpeted floor, two central light



fittings and single radiator.

From bedroom one a wooden door opens into its]

### EN-SUITE



A well laid out and modern styled en-suite shower room that 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, stainless steel towel radiator, splashback tiling, vinyl flooring, ceiling inset spotlights, extractor fan and a frosted uPVC double glazed window to the rear elevation.

From the landing wooden doors open into

### BEDROOM 2



A generous second bedroom that provides ample space for a double bed along with plenty of additional bedroom furniture. The uPVC double glazed window, to the front elevation, affords an ideal vantage point of the views to the front elevation. With a wood laminate floor, central light fitting, single radiator and a set of fitted wardrobes.

### BEDROOM 3



An ideal room for use as a work from home office, guest room or child's bedroom. With a carpeted floor, single radiator, fitted cupboards, uPVC double glazed window to the front elevation and central light fitting.

### BATHROOM





A modern and stylish house bathroom that creates the ideal place to lay back and relax. With a panel bath, over bath shower, glass splash guard, ½ pedestal washbasin, close coupled toilet, stainless steel towel radiator, vinyl floor, splashback tiling, cupboard storage, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights and an extractor fan.

## GARDENS



To the front of the property is a slate garden, surrounded by hedge to create a private seating space, ideal for sitting back and enjoying the view to the front elevation.



To the rear is a surprisingly spacious, multi-tier, garden. From the edge of the property is a flagged patio section with two storage huts. From the lower level stone steps lead up to a second flagged patio area, with surrounding shrubs and bush that creates the perfect place to sit back and relax or have a barbeque. The raised level of the garden means this area is a real sun trap. From the mid-tier a tucked away pathway leads up to a charming wildflower garden space, ideal for someone with green fingers, or ideal for conversion into another seating space.







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

### LOCATION



### PARKING



To the front of the property a flagged patio area offers a private parking space for the property.

### 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.

The property benefits from an electric car charging point.



### TO VIEW



What3words: [///loyal.fresh.lift](https://loyal.fresh.lift)

Google Plus Code: P5GM+HCQ Halifax

For sat nav users the postcode is: HX3 8EU

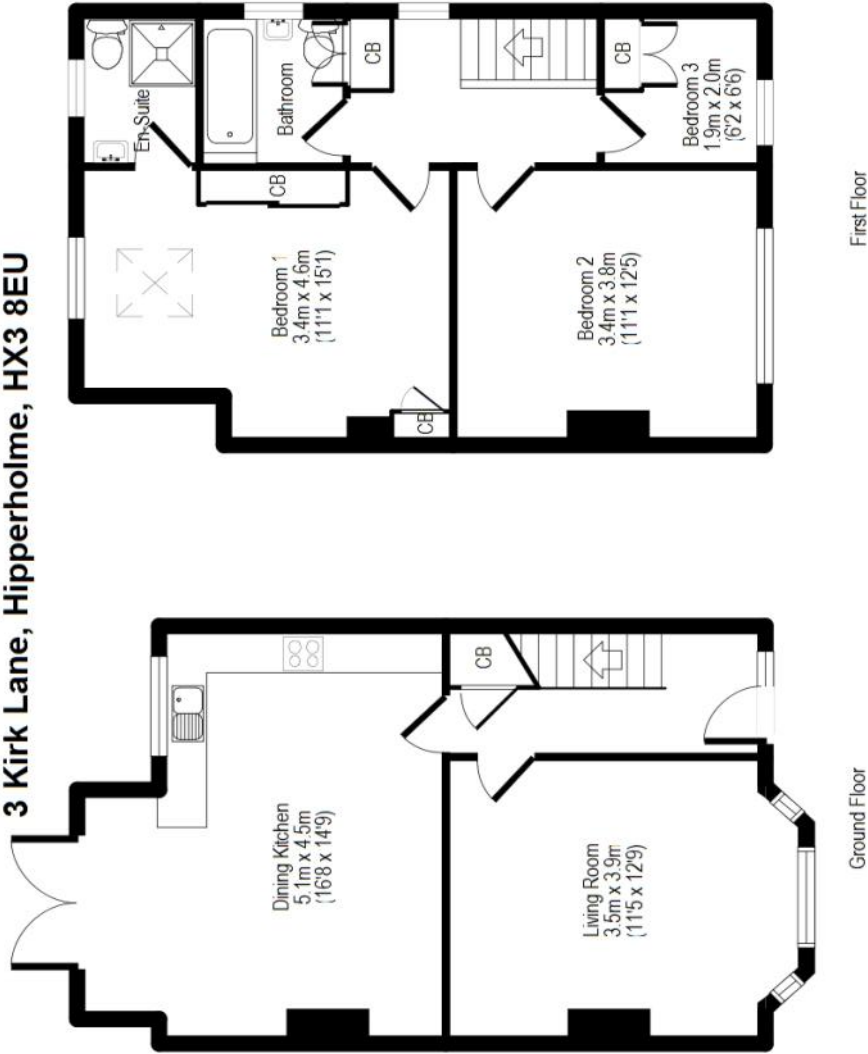
### MORTGAGE ADVICE

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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### 3 Kirk Lane, Hipperholme, HX3 8EU



APPROX GROSS INTERNAL FLOOR AREA: 85 sq. m / 914 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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