

MARSH & MARSH PROPERTIES

28 George Street, Hipperholme, HX3 8DY

£145,000



A well-presented, two bedroomed, terraced, property; situated in the heart of Hipperholme village centre. An ideal property for any first time buyer or property investor, all offered with the advantage of NO CHAIN. Its stylish and attractive frontage, owing to the stone build with brick eaves, creates an unusual style that enhances the kerb appeal of the property. It also features ample on street parking (to the front elevation), in addition to a charming and low-maintenance, flagged, patio garden to the rear of the building.

Anyone looking for something in a well-maintained internal condition will find this of special interest, be it a property investor looking for something to let immediately or a first-time buyer wanting to move in as soon as possible. The house has a clean and neutral décor that presents a blank canvas throughout. With a good sized living room, well-appointed dining kitchen, two very good sized bedrooms and a large bathroom utilising the space over the ginnel to the side of the property. The house benefits from a large storage cellar that is an ideal dry space.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Its close proximity to Hipperholme village is an excellent feature, being within walking distance of all shops and services including the highly rated restaurants, bars and bistros. The property is also within the catchment area of good primary and secondary schools, in addition to the highly regarded private Hipperholme Grammar School. The property benefits from fantastic transport connections with both Brighouse and Halifax being just 10 minutes' drive away with regular train services to all local towns and cities and the Grand Central train service to London. The M62 is only a short 10 minutes' drive away providing quick routes to the major cities of Leeds, Bradford and Manchester.

Owing to the features on offer with this property, its proximity to Hipperholme, well presented internal condition and quick availability with NO CHAIN, an appointment to view is essential.

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

PORCH

The porch creates a barrier from the internal to the external aspect and is well illuminated via a wall mounted light fitting and a uPVC double glazed transom window. The porch has carpeted flooring and a cornice to ceiling.

From the porch a glass panel wooden door opens into the

LIVING ROOM



A spacious living room that is bathed in natural light owing to a uPVC double glazed window to the front elevation and is additionally illuminated via a central light fitting. A gas fire, with a granite

hearth and wooden mantelpiece, creates a charming central feature for the whole room. With a cornice to ceiling, carpeted floor, double radiator and television access point.



To the rear of the living room a wood panel door opens into the

BREAKFAST KITCHEN



The well-presented breakfast kitchen has ample space for a table to one side whilst retaining laminated work surfaces to two walls. The kitchen provides access to the rear of the property, via a uPVC double glazed door, and is lit via a central strip light in addition to the uPVC double glazed window to the rear elevation and uPVC double

glazed transom window. The kitchen has ample storage space owing to the over and under counter cupboards and drawers. With a cooker unit, extractor, double radiator, plumbing for a washing machine, splashback tiling, wood laminate flooring, space for a fridge/freezer unit and a stainless steel sink with mixer tap.



From the living room a wood panel door opens onto a carpeted staircase leading up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wood panel doors open into

BEDROOM 1



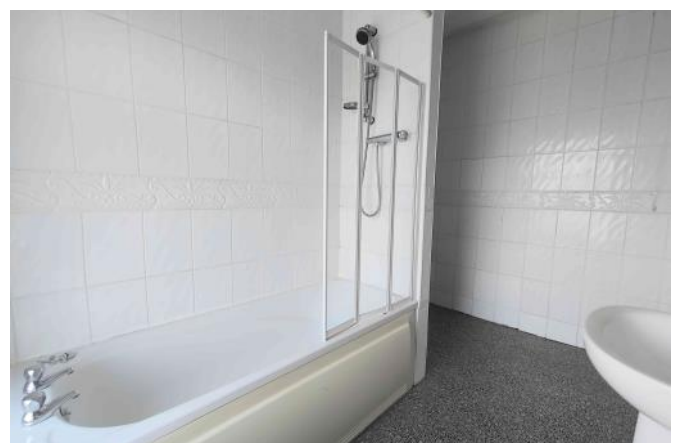
A large and spacious master bedroom, that offers ample space for a double bed along with additional bedroom furniture. To the rear corner is a fitted bulk head cupboard providing additional storage space. With a uPVC double glazed window to the front elevation, single radiator, carpeted floor and a central light fitting.

BEDROOM 2



Another good sized bedroom with space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, single radiator, carpeted floor and central light fitting.

BATHROOM



A surprisingly large house bathroom that makes excellent use of the space over the ginnel. This light and bright room offers a panel bath, over bath shower, pedestal washbasin, double radiator, frosted uPVC double glazed window to the rear elevation, low flush toilet, central light fitting, splashback tiling and a vinyl floor.

From the kitchen a wood panel door opens onto stone stairs that lead down into the

CELLAR



A fantastic storage space is presented by this dry, compartmentalised, cellar; split into three rooms. With a central strip light, stone flagged floor, frosted uPVC double glazed window to the front elevation, inset sink, corner WC and electric outlets.

GARDEN

To the rear of the property is the enclosed patio garden that offers an ideal space to sit out in a private area or have a barbeque. Owing to its enclosed nature, with wooden fence, it makes an ideal space for children and pets to play. A wooden door provides access to the rear bins and ginnel to the side for front access. There is a flower bed to the rear corner.



PARKING

The property features ample on street parking to the front elevation.

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: [///entertainer.groups.bound](https://www.what3words.com/entertainer.groups.bound)

Google Plus Code: P5FQ+V98 Halifax

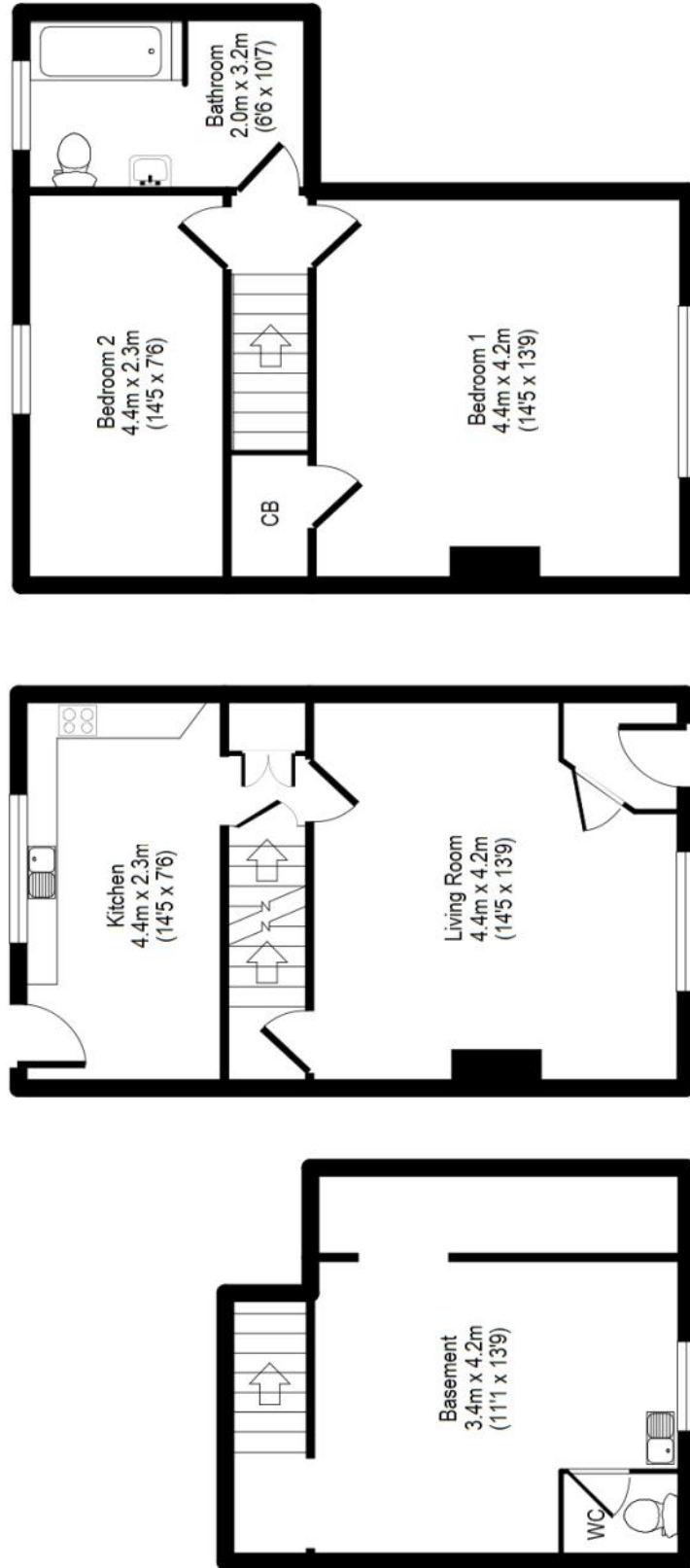
For sat nav users the postcode is: HX3 8DY

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.

28 George Street, Hipperholme, HX3 8DY



Basement

Ground Floor

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 any contract or warranty.

(c) Marsh and Marsh Properties