

MARSH & MARSH PROPERTIES

23 The Crescent, Hipperholme, HX3 8NQ

£350,000



This four bedroomed, terraced, property is situated in Hipperholme village, on the highly sought after, well regarded and premium residential location of The Crescent. This property is also offered with the added advantage of being NO CHAIN. Its iconic layout, and prominent location, is further displayed by the feature stone pillars that adorn the front access driveway for all the properties in The Crescent. As you approach the property its charming frontage is enhanced by the long, Victorian style gardens, adorned with shrubs and flowers, with a long lawn bordering the front shared access pathway. Its imposing and impressive stone built nature offers a fantastic first impression from the moment that you arrive. To the rear of The Crescent is a cobbled bordering access road that leads to the rear of the property where a flagged patio offers private parking.

Internally the property offers a fantastic amount of space, with large and spacious rooms throughout, period features and the perfect blank slate for someone to put their own stamp onto. The house does require modernisation and renovation which has the potential to be turned into something truly special and bespoke. The house has a large living room, spacious dining room, generous kitchen, ground floor WC, four large bedrooms, house shower room, two attic rooms and two cellar storage rooms.

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Hipperholme village is one of the most desirable residential locations with its excellent local amenities, shops and services. The property needs some modernisation which will result in a truly outstanding property. An ideal property for a growing family or any professional looking for a well-connected and upmarket new home. With easy access to good primary and secondary schools, both within walking distance, as well as the independent Hipperholme Grammar School. The property has superb local transport links, with easy access to both Brighouse and Halifax, with their respective train stations, as well as quick routes onto the M62 motorway with cross Pennine connections.

Owing to the premium nature of this residential property, its highly sought after location and large internal aspect, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate everything this house has to offer.

From the front pathway a substantial wooden door opens into the

PORCH

Offering a barrier from the external to the internal aspect, the porch presents the ideal reception as you step inside; with a tiled floor, central light fitting, cornice to ceiling and dado rail.

From the porch a glass panel door opens into the

HALLWAY



A grand entrance hallway that offers access throughout the ground floor; with its tiled floor, double radiator, feature archway, cornice to ceiling, two central light fittings and dado rail.

From the hallway wooden doors open into the

LIVING ROOM



A very impressive living room, offering a fantastic amount of space. The main feature that you first notice is the large uPVC double glazed bay windows, to the front elevation, overlooking the gardens. The room also benefits from an open stove style fireplace, on a tiled hearth and with wooden mantelpiece, which offers an ideal central feature for the whole room. With a carpeted floor, feature large cornice to ceiling, central light fitting, two double radiators and a television access point.

DINING ROOM



A very generous dining room that presents ample space for a family sized dining table along with additional furniture. This room also benefits from a gas fireplace to the centre of the room, on a tiled hearth and with wooden mantelpiece, offering another central feature. With a carpeted floor, central light fitting, window to the rear elevation, cornice to ceiling and double radiator.

KITCHEN

A well-appointed kitchen that has two sets of laminated work surfaces to two walls in an "L" shape, offering plenty of work space, with over and under counter cupboards and drawers. The room has enough space for a dining table. With a

vinyl floor, central light fitting, ceiling suspended creel, space for a cooker unit, uPVC double glazed window to the rear elevation, tiled splashbacks, double radiator, alcove inset cupboards and a stainless steel 1 ½ sink with stainless steel mixer tap.



WC

A useful addition to the ground floor of the property with a vinyl floor, washbasin, close coupled toilet and a central light fitting.

From the hallway an ornate banister and carpeted stairs leads up to the

LANDING



With a carpeted floor, central light fitting, cornice to ceiling, feature archways, storage cupboard and a dado rail.

From the landing wooden doors open into

BEDROOM 1

A large master bedroom that offers more than ample space for a king sized bed along with additional furniture. The room has a feature cast iron fireplace, with wooden mantelpiece, that offers a charming feature for the bedroom. With an alcove inset set of cupboards, carpeted floor, cornice to ceiling, two central light fittings, double radiator and a uPVC double glazed window to the rear elevation.



BEDROOM 2



Another good sized bedroom, again offering space for a king sized bed along with additional

furniture. With an alcove inset set of cupboards, carpeted floor, cornice to ceiling, two central light fittings, double radiator and a window to the front elevation.



BEDROOM 3



A generous third bedroom, offering space for a double bed. A set of fitted cupboards offers additional storage space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.

BEDROOM 4



An ideal guest bedroom, child's room or even a work from home office. With a carpeted floor, cornice to ceiling, single radiator and window to the front elevation.

SHOWER ROOM



A well laid out house shower room with its walk-in style shower cubicle, glass splash guard, pedestal washbasin, close coupled toilet, tiled floor, tiled splashbacks, central light fitting, double radiator and frosted window to the side elevation.

From the hallway a wooden door opens onto wooden stairs that lead up to the

ATTIC ROOM 1

A fantastic addition to the property the attic room could be an ideal studio, additional storage space or even be converted into additional bedrooms. With a wooden floor, central light fitting, beamed ceiling and skylight.



Similar in size to attic room 1, with a carpeted floor, beamed ceiling, central light fitting and skylight.

From the hallway a wooden door opens onto stone steps that lead down to the

CELLAR ROOMS



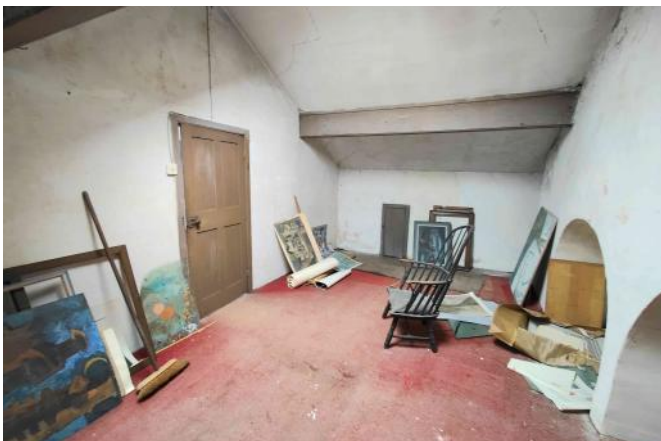
From attic room 1 a wooden door opens into

ATTIC ROOM 2



The property benefits from two large cellar storage rooms offering a fantastic amount of additional space for the property.

GARDENS



To the front of the property is a charming lawned garden, bordered by shrub and hedge creating a charming kerb appeal for the property as well as a

beautiful outlook.



PARKING



To the rear of the property is a flagged courtyard offering private parking from the cobbled road.

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.

TO VIEW

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

LOCATION

What3words: [///goods.rainy.palm](#)

Google Plus Code: P5GR+J8J Halifax

For sat nav users the postcode is: HX3 8NQ

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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