

MARSH & MARSH PROPERTIES

10 Glen Terrace, Hipperholme, HX3 8EJ

£140,000



First time buyers, property investors or anyone looking for a property that they can put their own stamp onto will find this of special interest. This two bedroomed, terraced, property is situated on a quiet residential street, in the charming village of Hipperholme, and is offered with the benefit of being NO CHAIN. The house features low-maintenance gardens to the rear elevation offering an ideal place to sit out and relax. To the front elevation a flagged patio area offers ample parking space for a car that also houses a storage shed. This property benefits from the excellent local amenities and services of Hipperholme. This house is bursting with potential.

Internally the property is presented with a neutral décor throughout and features a spacious living room, well laid out kitchen, two bedrooms (one with ample space for a king sized bed), house bathroom and a small keeping cellar.

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

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The property also benefits from the excellent local transport links, with quick and easy access to both Brighouse and Halifax town centres. The M62 is only a 10 minute drive away, offering speedy access to Leeds, Bradford and Manchester. This house also boasts easy access to Brighouse and Halifax train stations, both with a cross Pennine connection, and the Grand Central train service to London. The property also lies in the catchment areas of good primary and secondary schools, both within walking distance.

Owing to the numerous features on offer with this property, including its sought after location, front and rear gardens and fantastic internal potential, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

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

KITCHEN



A charming reception to the property, the kitchen is well laid out with laminated work surfaces, with over and under counter cupboards and drawers, to three sides of the room in a "U" shape. The kitchen is well illuminated via omni-directional ceiling spotlights and receives natural light from

the uPVC double glazed window to the front elevation and transom window. With an integrated oven, integrated hob, extractor hood, vinyl flooring, tiled splash backs, space for a fridge/freezer, plumbing for a washing machine and a stainless steel 1 ½ sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

LIVING ROOM



This large and open living room offers space for a three piece suite along with additional furniture. A gas fireplace, with granite hearth and mantelpiece, could offer an ideal central feature for the room. A uPVC double glazed window to

the rear elevation provides natural light and a uPVC double glazed door provides access. With a carpeted floor, central light fitting, single radiator and television access point.



From the kitchen a carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch (the loft is part boarded offering ample additional storage space).

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers

ample space for a king sized bed along with additional bedroom furniture. The master bedroom features a set of fitted wardrobes to one side of the room offering plenty of additional storage space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.

BEDROOM 2



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

BATHROOM



A well laid out 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, low flush toilet, ½ pedestal washbasin, vinyl floor, tiled splashbacks, central light fitting, frosted uPVC double glazed window to the rear elevation, airing cupboard and stainless steel towel radiator.

From the kitchen a wooden door opens onto stone stairs that lead down to the

CELLAR

A short keeping cellar that is ideal for use as a pantry storage area.

GARDENS



To the rear of the property is an enclosed lawned and patio garden creating an ideal place to sit out and relax. The garden features a patio walkway to the rear pathway. The garden is bordered by wooden fence to either side and a stone wall to the front.

PARKING

The front paved area creates a private driveway with space for a car.

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: [///waving.voting.tribune](https://www.what3words.com/#!/waving.voting.tribune)

Google Plus Code: P5GP+3HP Halifax

For sat nav users the postcode is: HX3 8EJ

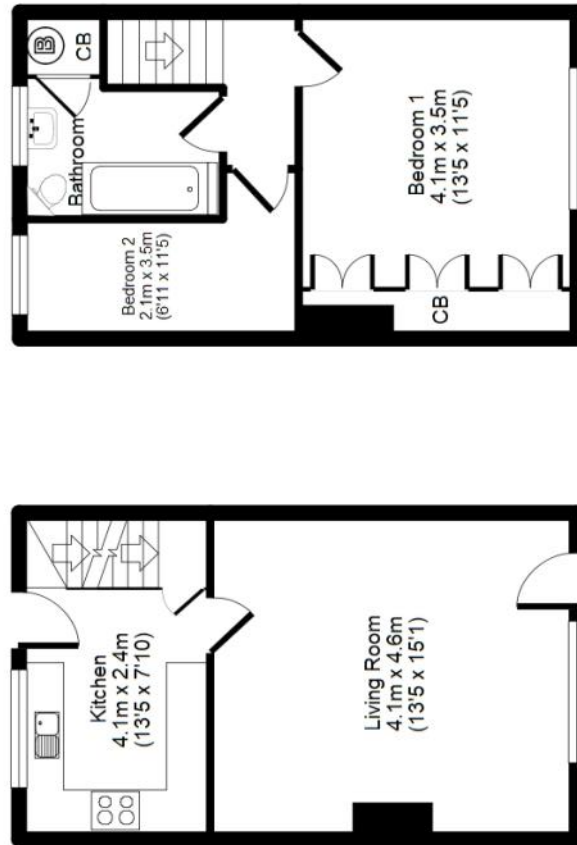
MORTGAGE ADVICE

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: 57 sq. m / 617 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.

(c) Marsh & Marsh Properties

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