

MARSH & MARSH PROPERTIES

10 Willow Lane, Stonebrooke Gardens, Hipperholme, HX3 8FX

£359,950



Situated on the newly built, well regarded and highly sought after, Stonebrooke Gardens; located in the Hipperholme village is this beautifully presented, four bedroomed, semi-detached, property. Positioned at the head of a cul-de-sac, the property benefits from a private and secluded position. The newly built estate has a charming approach as well as a communal park and well-tended surroundings. As you arrive at the property its front lawned garden offers a welcoming kerb appeal that borders the front pathway. To the rear is a fully enclosed and private lawned and patio garden, ideal for sitting out and relaxing. To the front elevation a private drive offers ample parking for two cars that also features an electric car charging point.

Internally the property has been beautifully presented, with a modern style and décor, which presents the ideal opportunity for someone to move in with little to no work required. Just step inside and you will immediately feel at home and be surprised with the space on offer. With its welcoming living room, spacious and well-presented dining kitchen, utility room, ground floor WC, four bedrooms (one with en-suite shower), house bathroom and a part boarded loft that offers additional storage space. If you are looking for that special something then look no further than this ideal family home.

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

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Located on a newly developed housing complex, in the sought-after village of Hipperholme, this property offers the benefit of having excellent transport links into Halifax, Brighouse, Leeds and Bradford city centre. Also having easy access to both Brighouse and Halifax train stations, both with cross Pennine connections. There is a well-presented communal park area located on site, ideal for families with young children. The M62 is just a short drive away, offering fantastic transport routes. There are both good primary and secondary schools all within a short commute of this property.

Owing to the fantastic opportunity on offer with this four bedroomed property, an appointment to view is essential.

From the front of the property a composite door opens into the

HALLWAY

A large and open entrance hallway that creates the ideal first impression as soon as you step inside. With its fully tiled floor, two central light fittings, two storage cupboards and a double radiator.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room that offers ample space for a three-piece suite along with additional furniture, creating the ideal family communal area. The room receives ample natural light from a uPVC double glazed window, to the front elevation, as well as additional illumination from the central light fitting. With a carpeted floor, double radiator and a television access point.



DINING KITCHEN



A beautifully presented dining kitchen that offers ample space for a family dining table to one side

of the room. The dining kitchen is light and bright and overlooks the rear garden via a uPVC double glazed window as well as providing access via a set of uPVC double glazed French doors. The kitchen has laminated work surfaces to two sides, all with over and under counter cupboards and drawers. With a central light fitting, ceiling inset spotlights, baseboard spotlights, integrated five ring gas hob, integrated dual oven, integrated dishwasher, stainless steel extractor hood, tiled floor, double radiator, underfloor heating, integrated fridge/freezer and a 1 ½ stainless steel sink with a stainless steel mixer tap.



To the rear of the dining kitchen a wooden door opens into the

UTILITY ROOM

Neatly tucked away the utility room features a tiled floor, laminated work surface, under counter cupboards, plumbing for a washing machine, space for a dryer and ceiling inset spotlights.

From the hallway a wooden door opens into the

WC

A useful addition to the property offering ground floor facilities. With a tiled floor, tiled

splashbacks, single radiator, ceiling inset spotlights, extractor fan, pedestal washbasin and a close coupled toilet.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, single radiator, central light fitting and a loft access hatch (that leads up to a part boarded loft).

From the landing a wooden door opens into

BEDROOM 1



A generous master bedroom that offers ample

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



From the master bedroom a wooden door opens into its

EN-SUITE



A beautifully presented and well laid out en-suite shower room that makes excellent use of the space on offer to create a highly functional room. With an alcove inset shower cubicle, ½ pedestal washbasin, close coupled toilet, stainless steel towel radiator, ceiling inset spotlights, extractor fan, tiled floor and splashback tiling.

From the landing wooden doors open into

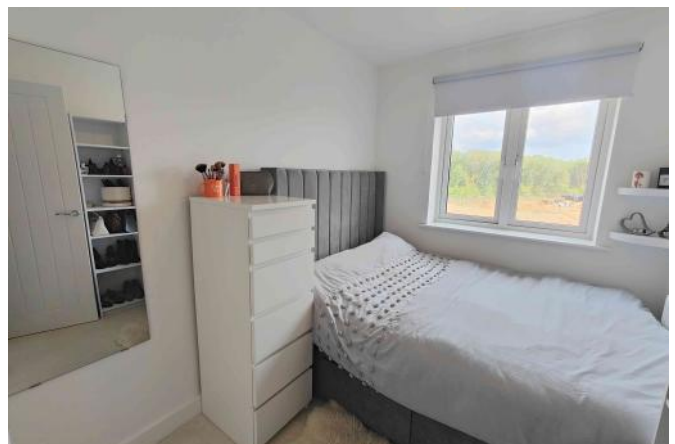
BEDROOM 2



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



BEDROOM 3



A well-presented double bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.

BEDROOM 4

The ideal work from home office, guest room or children's bedroom. With a carpeted floor, central

light fitting, uPVC double glazed window to the front elevation and a single radiator.



BATHROOM



A beautifully finished house bathroom that features a panel bath, over bath shower, ½ pedestal washbasin, stainless steel towel radiator, close coupled toilet, ceiling inset spotlights, extractor fan, tiled floor and tiled splashbacks.

GARDENS

At the front of the property, bordering the front flagged pathway to either side, is a charming lawned garden that certainly enhances the kerb appeal of the property and offers a charming first impression.



To the rear of the property is a lawned garden, with a small patio area to the edge of the property, offering the ideal space to sit out and

relax. The garden has a wooden storage shed, ideal for gardening equipment or furniture. The garden is fully enclosed by a wooden fence and is gated to the side pathway that leads to the front of the property.

PARKING



To the front of the property is a private driveway offering parking for two cars (one in front of the other) that also offers an electric car charging point.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, zoned heating system, solar photovoltaic panels and gas central heating.

TO VIEW

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

LOCATION

What3words: [///shaky.descended.liner](#)

Google Plus Code: P5CR+WGP Halifax

For sat nav users the postcode is: HX3 8FX

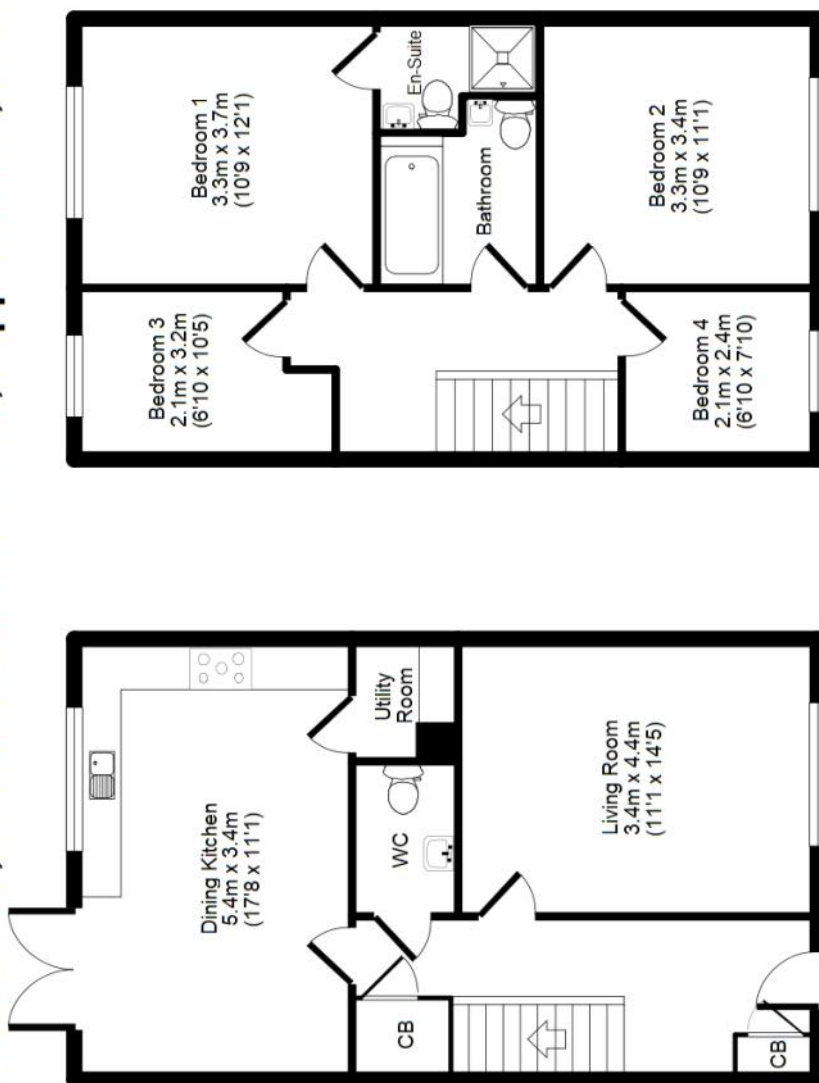
MORTGAGE ADVICE

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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First Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 98 sq. m / 1057 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.

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