

MARSH & MARSH PROPERTIES

13 George Street, Hipperholme, HX3 8DY

£145,000



An ideal property for a first-time buyer or property investor, situated on a sought-after residential street, in the heart of Hipperholme village. This three bedroomed, end of terrace, property offers a surprising amount of space and is also offered with the added advantage of being NO CHAIN. The property features a fully enclosed patio garden to the rear, ideal to sit back and relax or have a barbeque, that also features two large sheds, perfect for a hobby shop or storage. To the front elevation there is ample on street parking available.

Internally the property does require renovation/modernisation which, therefore, offers the ideal opportunity for you to put your own stamp onto this charming home. Feeling bigger internally than the front suggests, the house is a real TARDIS. With a spacious living room, kitchen, spacious landing area, three bedrooms (two offering more than ample space for a double bed) and a well-laid out house shower room.

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.

With so much on offer, including its fantastic internal potential, sought after location and private rear garden, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

PORCH

A welcome first impression as you step inside the property that also offers a barrier from the external aspect to the internal. With a carpeted floor and central light fitting.

From the porch a glass panel wooden door opens into the

LIVING ROOM



A generous living room that offers ample space for a three piece suite along with additional furniture. The chimney breast currently has a traditional gas fireplace that offers a central focal point for the

whole room. With a carpeted floor, uPVC double glazed window to the front elevation, cornice to ceiling, ceiling rose, central light fitting and a double radiator.



From the living room a wooden, glass panel, door opens into the

HALLWAY

With a carpeted floor and window to the side elevation.

From the hallway an opening leads directly into the

KITCHEN





A well laid out kitchen that features laminated work surfaces to two sides, with over and under counter cupboards and drawers, with a third section to the opposite wall creating a possible breakfast bar. A uPVC double glazed door offers access into the gardens to the rear of the property. With an integrated hob, integrated oven, plumbing for a washing machine, under stairs storage area, central light fitting, uPVC double glazed window to the rear elevation and a 1 ½ sink with mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING



A large and open landing area that features a carpeted floor, single radiator, loft access hatch and a central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2

Another good sized bedroom that again features space for a double bed along with additional

bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



BEDROOM 3



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

BATHROOM



A neatly laid out shower room that makes excellent use of the space on offer. With a corner shower cubicle, vanity inset washbasin, close coupled toilet, central light fitting, frosted uPVC

double glazed window to the rear elevation, tiled floor and tiled splashbacks.

GARDEN



A well-presented and fully enclosed patio garden that features stone walled raised flowerbeds, shrub and seating space. To the rear of the garden are two storage sheds, ideal for a workshop or additional storage.

PARKING



To the front of the property there is ample on-street parking.

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: [///translated.clown.ladder](https://www.what3words.com/translated/clown.ladder)

Google Plus Code: P5GQ+293 Halifax

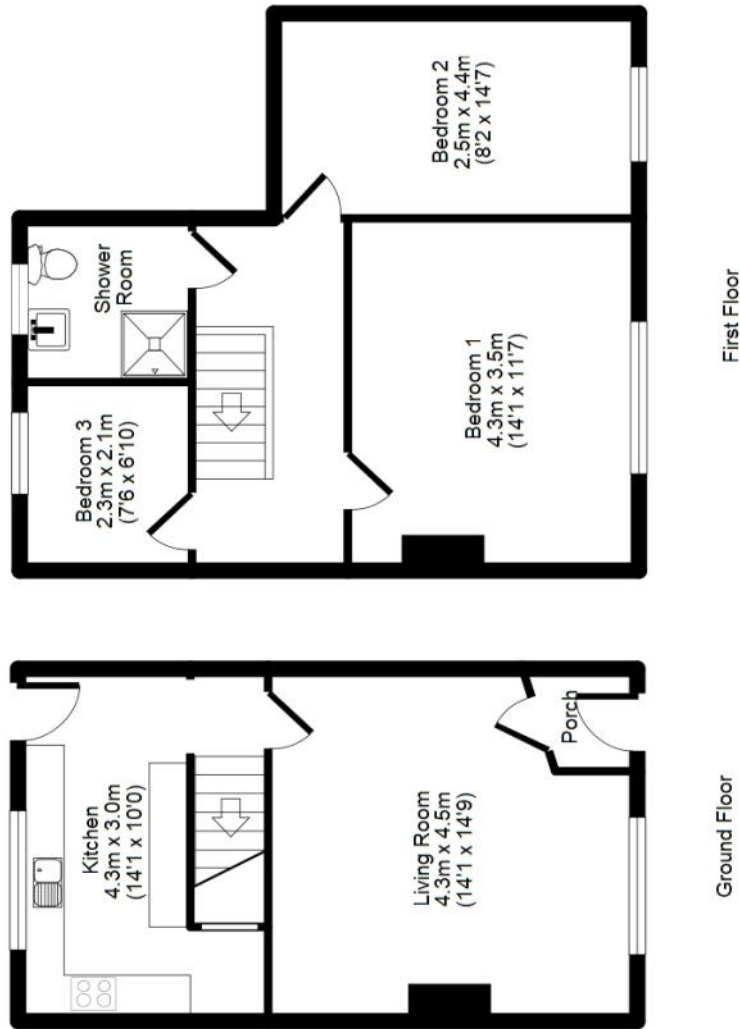
For sat nav users the postcode is: HX3 8DY

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.

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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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