

MARSH & MARSH PROPERTIES

24 Broad Oaks, 541 Halifax Road, Hipperholme, HX3 8DD

£119,950



This well presented, two bedroomed, top floor apartment is situated in a sought after area on the outskirts of Hipperholme village. Offered with the added advantage of being NO CHAIN. Set back from the roadside in private grounds and benefitting from fantastic outlooks over fields and the valley beyond to the rear of the building. To the front and rear of the property are large parking areas offering ample parking for the occupants of the property and any visitors.

Internally the property is well presented throughout in a modern and neutral colour scheme. With a generous living room (offering pleasant views to the rear elevation), well-appointed kitchen, good sized master bedroom, second bedroom and modern house bathroom. This apartment will suit any professional person looking for a modern style living accommodation.

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

Tel: 01422 648 400

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Owing to its location, this property presents fantastic access to all the excellent shops, services and restaurants that the Hipperholme village has to offer, including some picturesque walks in the locality. The property offers good transport connections with both Brighouse and Halifax being a 10 minute drive away and both offering access to their well-connected train stations, with routes to all local towns including the Grand Central train service. The M62 is only a short 15 minute drive away providing quick access to Leeds, Bradford and Manchester. This property is also within walking distance of good primary and secondary schools.

Owing to the property's well connected location, sought after position and modern presentation an internal inspection is essential.

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

HALLWAY

This light, bright and welcoming entrance to the property has a wood laminate floor, two central light fittings and alarm control panel.

From the hallway wooden doors open into the

LIVING ROOM



This well-presented living room offers plenty of space for a dining table to one side with living room furniture to the other, whilst still offering an open and spacious feeling. A set of uPVC double glazed French doors, to the rear elevation, open onto a Juliet balcony, providing an ideal vantage point of the views to the rear of the building. With a wood laminate floor, central light fitting, double radiator and television access point.



To the rear of the living room is the

KITCHEN



A well-presented kitchen that makes excellent use of the space on offer to create a highly functional work area that would be ideal for any culinary enthusiast. A counter, extending between the living area and kitchen, creates a breakfast bar. With a laminated work surface to two walls, over and under counter cupboards and drawers, integrated hob, integrated oven, extractor hood, wood laminate flooring, tiled splash backs, central light fitting, integrated washing machine and a stainless steel sink with a stainless steel mixer tap.

From the hallway wooden doors open into

BEDROOM 1



A generous master bedroom, offering plenty of space for a double bed along with additional bedroom furniture. A set of uPVC double glazed French doors provide ample natural light and open out onto a Juliet balcony to the front elevation. With a carpeted floor, double radiator and central light fitting.

BEDROOM 2

Another good sized room, ideal for use as a guest bedroom, child's room or work from home office space. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window

to the front elevation.



BATHROOM



A beautifully presented house bathroom that is offered in a modern and neutral décor. With a panel bath, over bath shower, pedestal washbasin, close coupled toilet, vinyl flooring, tiled splashbacks, central light fitting and extractor fan.

PARKING



There is ample communal parking surrounding the building with space for visitors.

GENERAL

The property has the benefit of all mains services,

gas, electric and water with the added benefit of uPVC double glazing and central heating.



TO VIEW

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

DIRECTIONS

From Hipperholme traffic lights head towards Hove Edge on Brighthouse Road (A644) for 0.5 miles. The apartment block will be located on your right hand side. Drive through the underpass and park to the rear of the building. Access will be to the rear and is identified by the number to the side of the communal entrance.

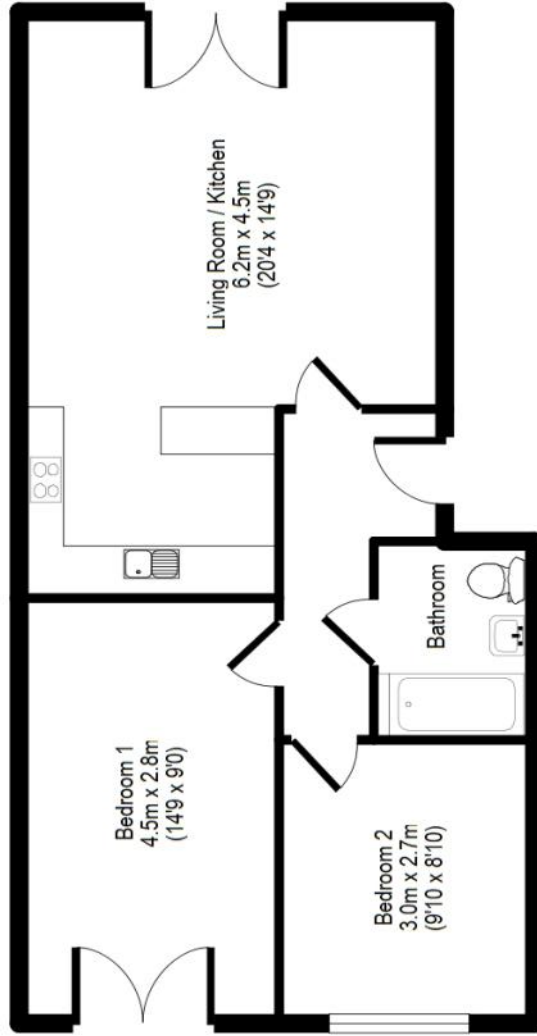
For sat nav users the postcode is: HX3 8DD

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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53 sq. m / 570 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. All images and dimensions are not intended to form part any contract or warranty.

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