

MARSH & MARSH PROPERTIES

22 Ripley Street, Lightcliffe, HX3 8UA

£995.00 PCM



A newly renovated to a very high standard, three bed roomed, back-to-back, terraced property offering a beautiful and modern place to live; situated on Ripley Street, in the sought after Lightcliffe village. Positioned on a quiet street towards the far end. The property boasts stunning, far-reaching views over fields and the valley beyond that offers a truly picturesque backdrop, a perfect view to wake up to. The property features a beautifully presented pebbled garden, fully enclosed by stone wall, at the front elevation, that not only offers a fantastic kerb appeal but the perfect place to sit out and relax. Opposite the property is a private parking-bay area that can accommodate up to two cars.

Internally the property offers a good amount of space, having been renovated throughout to a very high standard offering a modern and spacious living area. With its open and spacious living room, beautifully presented kitchen, three bedrooms (one with fitted walk-in style cupboard storage space), house bathroom and storage cellar.

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

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The property enjoys peaceful surroundings whilst remaining well connected to the local area. The M62 motorway is only a 10-minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the fantastic potential on offer with this property, including the beautiful outlook, stunning internal potential and private parking, an appointment to view is essential in order to fully appreciate everything on offer.

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

PORCH

At the front of the property a porch offers a barrier from the external aspect to the internal. The large amount of uPVC double glazed windows offers ample natural light, with carpeted floor and central light fitting.

From the porch a solid wooden door opens into the

LIVING ROOM



An open and spacious living room that offers plenty of space for a three piece suite along with additional living room furniture. A central feature chimney breast with wood panelling creates an ideal point for a television as well as a focal point for the whole room. With a carpeted floor, ceiling inset spotlights, double radiator and television access point.



To the side of the living room a large opening leads into the

KITCHEN

A beautifully presented, modern and open plan style kitchen, featuring solid work surfaces to two sides of the room, all with over or under counter cupboards and drawers in addition to a central island that also features as a breakfast bar. With an integrated oven, integrated hob, extractor hood, wood laminate floor, tiled splashbacks, uPVC double glazed window to the front elevation, plumbing for a washing machine, ceiling inset spotlights, double radiator and a stainless steel sink with stainless steel mixer tap.



BEDROOM 2



From the rear of the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor and ceiling inset spotlights.

From the landing a wooden door opens into

BEDROOM 1

A generous double bedroom that benefits from a fitted bulk head cupboard offering a large amount of storage space. A uPVC double glazed window, to the front elevation, offers a fantastic view overlooking the fields beyond. With a carpeted floor, ceiling inset spotlights and double radiator.

A large and long second bedroom that could accommodate a double bed. With a carpeted

floor, ceiling inset spotlights, uPVC double glazed window to the front elevation and single radiator.

BEDROOM 3



The ideal place for a work from home office, guest room or child's bedroom. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the front elevation and single radiator.

BATHROOM



A stunningly presented house bathroom that makes excellent use of the space on offer. With a panel bath, over bath shower, glass splashback, pedestal washbasin, close coupled toilet, stainless steel towel radiator, tiled walls, ceiling inset spotlights, tiled floor, cornice to ceiling and an extractor fan.

From the kitchen a wooden door opens onto stone steps leading down to the

CELLAR

An ideal storage space featuring two central light fittings, power outlets and a stone storage shelf.

GARDEN

At the front of the property is a charming pebbled garden, bordered by stone wall. The front garden

offers a charming frontage to the property that naturally enhances the kerb appeal and offers the ideal place to sit back and relax whilst enjoying the views.



PARKING



To the front of the property is a parking layby that offers up to two car parking spaces.

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.



approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



DIRECTIONS

What3words: //haven.rush.zeal

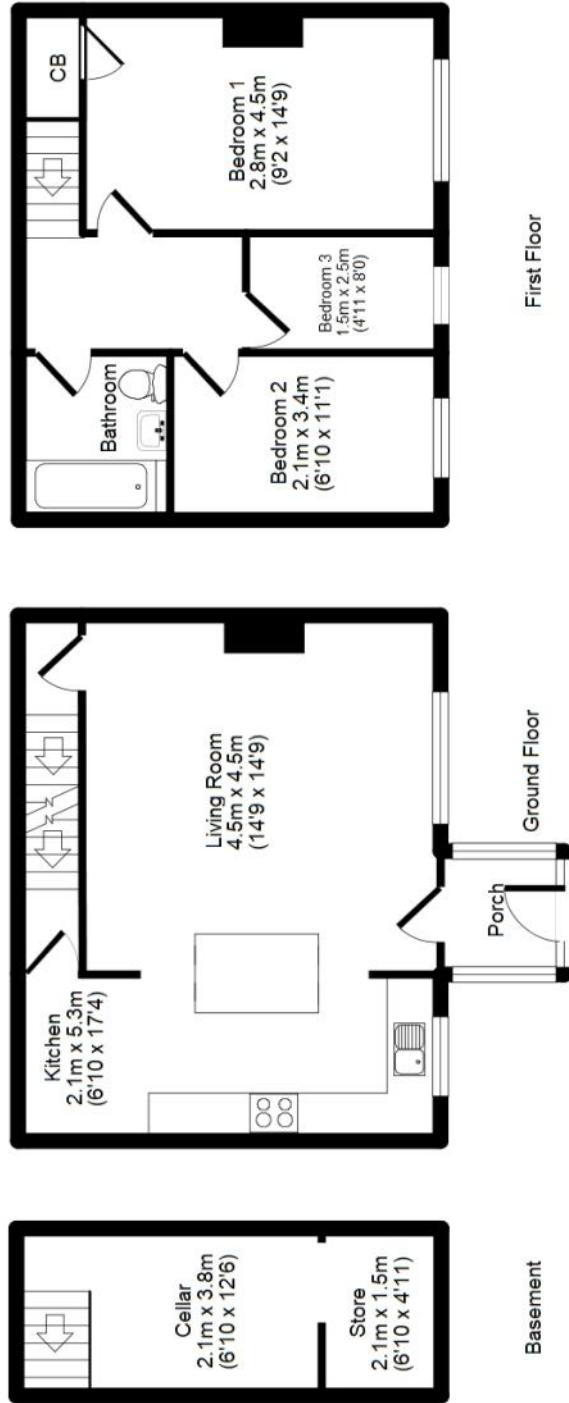
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For sat nav users the postcode is: HX3 8UA



Whilst every endeavour is made to ensure the accuracy of the contents of the rental 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

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82 sq. m / 887 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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