

MARSH & MARSH PROPERTIES

5 Gaythorne Terrace, Hipperholme, HX3 8JS



A well-presented and immaculate stone built 2-bedroom mid terrace on a quiet residential street in the sought-after location of Hipperholme village. Ideal for a professional couple or small family. The property offers a newly renovated spacious living room, with a multi fuel stove. Well-presented kitchen, 2 good sized bedrooms, newly renovated family bathroom and cellar. The property offers a low maintenance garden to the rear, and small enclosed garden to the front. On street parking for two cars.

The property offers outstanding transport connections, with the M62 just a quick 10 minutes' drive away, to either junction 24 or 25, offering direct routes to the cities of Leeds, Manchester and Bradford. Hipperholme village provides excellent shops and services. Brighouse and Halifax train station is well connected and provides outstanding links to local towns and cities, including access to the Grand Central train service. It also benefits from being in the catchment area for well regarded and outstanding primary schools as well as secondary schools.

Owing to the properties good condition, sought after location and fantastic features an early appointment to view is essential.

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LIVING ROOM – 14'3" x 14'7" (4.34m x 4.45m)



A large, spacious and bright living room. That features a central multi fuel stove with tiled hearth. New carpet and UPVC double glazed window to the front elevation, central light fitting and television access point.

From the living room opens a wood panelled door into the kitchen.

KITCHEN – 11'11" x 7'9" (3.63m x 2.36m)

A well-presented kitchen, with great use of the space on offer. A composite door which leads to the rear garden. Integral fridge freezer, as well as electric hob, cooker and extractor. Inset sink with drainer and mixer tap. Tiled splashbacks, ceiling

spot lights and cellar door.



From the kitchen, the carpeted stairs lead to the landing

LANDING

Carpeted floor and central light fitting, loft access and wooden panelled doors leading to

BEDROOM 1 – 10'2" x 14'4" (3.10m x 4.37m)



A Spacious main bedroom with space for a double bed, with UPVC windows, newly fitted radiator and double fitted wardrobes and carpeted.



CELLAR

A useful cellar, that has been converted and can be used as a room. With electric points and storage space.

OUTSIDE



BEDROOM 2 – 11'1" x 5'9" (3.38m x 1.75m)



Second bedroom, has UPVC window, carpeted flooring and newly fitted radiator. Ideal for an office space, child's bedroom or guest bedroom.



BATHROOM



3-piece bathroom suite, with a low flush toilet, pedestal sink and new panel bath with overhead electric shower and newly fitted mermaid boards. To the rear corner of the bathroom a storage cupboard/linen cupboard can also be found giving extra storage space. Tiled flooring, radiator and UPVC frosted window.

To the front of the property a small enclosed yard. To the rear of the property a paved enclosed yard with a gate for access. Parking for 2 cars, front and rear of the property.



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.

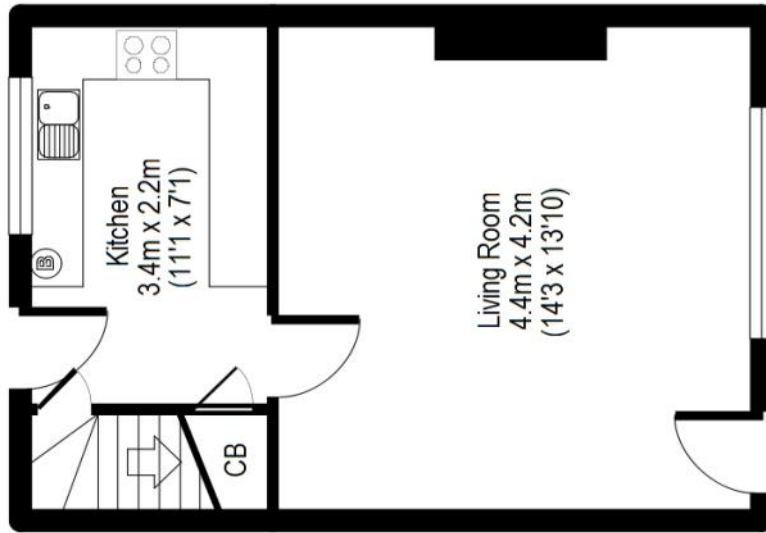
TO VIEW

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

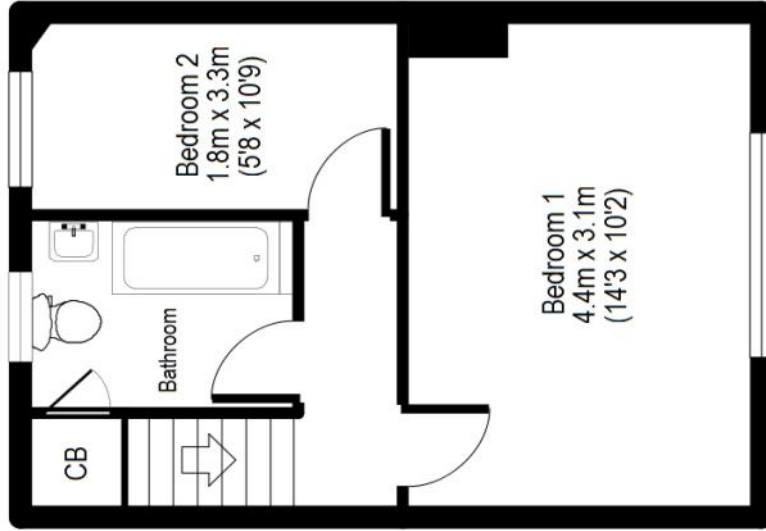
DIRECTIONS

From Brighouse Centre, follow the A644 Halifax road out of Brighouse towards signs for Hipperholme. From the Hipperholme lights crossroads, straight forward onto Denholme Gate road, follow the road onwards and the property is situation on the left-hand side, just after the Old Brodleians Rugby Union Football Club.

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 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.



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as averages.

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