



5 Park Terrace

Hipperholme, Halifax, HX3 8AT

Asking Price £328,000

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We are extremely pleased to announce for sale on the open market a truly beautiful Victorian mid-terraced property. The property offers many original and quirky features and is maintained to a high-standard throughout.

Situated in the desirable location of Hipperholme, the property in brief comprises: a large kitchen and diner, a living room, three double bedrooms, a single bedroom, family bathroom, an en-suite and cellar. Externally, the property benefits from a yard to the front, a generous secure family garden to the rear and an outbuilding.

This property is perfectly located for local amenities of Hipperholme, close to good local schooling including Lightcliffe C of E Primary School and Hipperholme Grammar School with outstanding Ofsted rating and very close to Hipperholme park. Furthermore, the property is within easy reach of both Halifax and Brighouse town centres and access to the surrounding cities of Leeds and Manchester via the M62 motorway network.

Viewings are highly advised to appreciate the beauty of this property.

Entrance

Entrance through an original wooden door.

Ground Floor Landing

Extremely high ceilings, oak flooring and staircase to the first floor accommodation, which are complementary features to a Victorian terraced property.

Kitchen

A very spacious kitchen and diner benefits from wall and base units, a kitchen island and complementary quartz worktops into drainer and splashback. There is a Belfast sink with a copper tap below the window which is located to the front of the property. Integrated fridge and dishwasher. The dining room benefits from additional custom built pantry units, a log burning stove and another large window to the front of the property. There is lots of natural light and high ceilings, which promote the true size of the room. Also benefitting from oak flooring and decorative coving.

Living Room

Another large living space with period high ceilings and bay

window, the living room benefits from wooden floors. Has decorative wallpaper and coving making this a statement room. A working open fire with a wooden surround and tiled hearth. The generosity of this room allows for space for a furniture suite, furnishings and other decorative items.

Bathroom

A house bathroom with a four-piece suite of: large shower cubicle dual shower head, a roll top bath, a traditional high-level wc and handbasin into vanity unit. Tiled walls and flooring, built in shelving units. An obscured window to the front of the property.

Bedroom Two

A very generous double bedroom benefitting from fitted wardrobes with shelving and drawers and a large window to the front of the property. Has a feature fireplace for decorative purposes. Lots of space for furniture and furnishings.

Bedroom Three

A very generous double bedroom benefitting from fitted wardrobes with shelving and drawers and a large window to the rear of the property. Has a feature fireplace for decorative purposes. Lots of space for furniture and furnishings.

Bedroom Four

A good-sized single bedroom which has a window to the rear of the property. Space for furniture.

Bedroom One

First Floor Landing

First floor accommodation and access to the second floor accommodation via the staircase.

Bedroom One

The master bedroom with a feature wall, surrounding floor to ceiling built in wardrobes with oak shelving. Double velux windows. Access to the en-suite.

En-suite

An tiled en-suite with a wc, hand basin into vanity unit and shower. A velux window.

Cellar

A spacious cellar which houses the new combi boiler in the last two years.

Rear Door

A new composite rear door leading to the garden

External

A large garden to the rear with lawn and patio, surrounded by fence which encloses the garden, making it perfect for families or pets. A small yard to the front. A shared outhouse with the next door neighbour- used as extra storage space. On-road parking.

Viewings

Viewings are strictly by appointment only. Please contact SW Property.

Directions

For Satnav please use the postcode HX3 8AT.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you

are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Viewings

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property, or require further information.

Disclaimer

SW Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Road Map



Hybrid Map

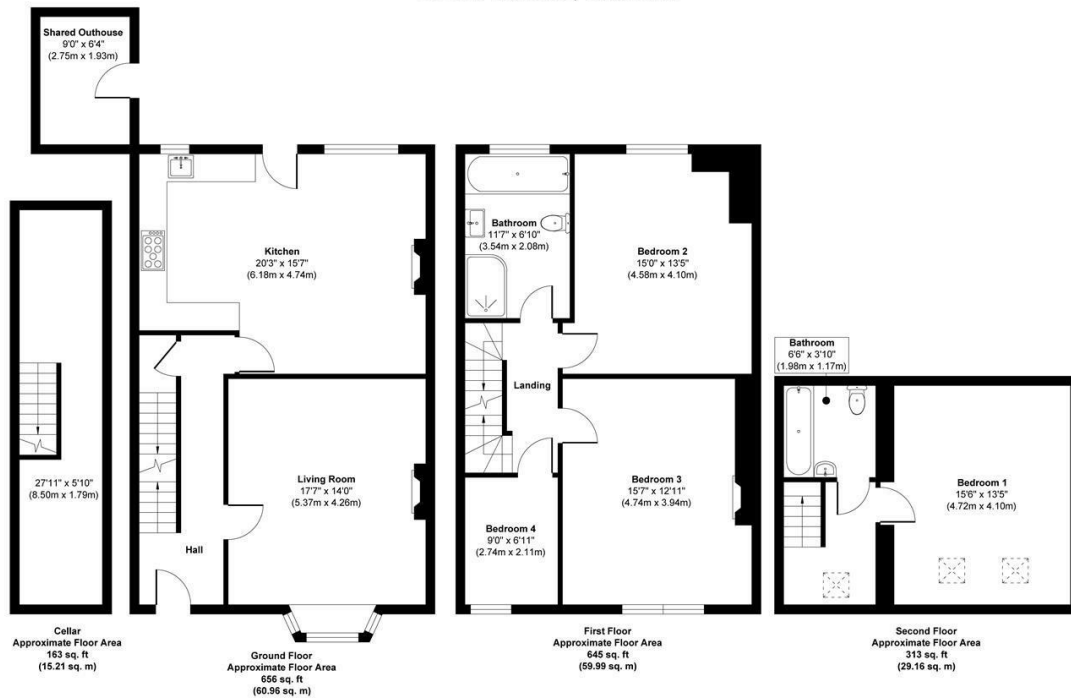


Terrain Map



Floor Plan

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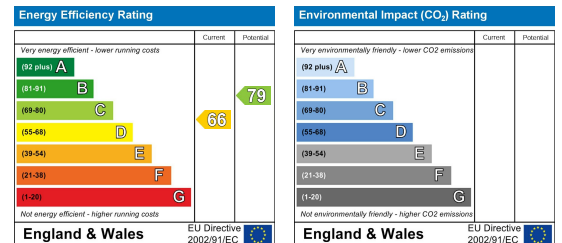


Approx. Gross Internal Floor Area 1777 sq. ft / 165.32 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Viewing

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Energy Efficiency Graph



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