



**10 Wakefield Road**

Hipperholme, HX3 8AA

**£995 PCM**







A well-appointed semi-detached property situated on Wakefield Road, Hipperholme. Offers modern living, spanning over 990 square feet, providing ample space for comfortable family living. The house boasts three generously sized bedrooms, spacious front and rear gardens. Hipperholme's community atmosphere benefits from easy access to local amenities, including shops, schools, and parks.

### Accommodation

The property briefly comprises of an entrance hall, leading through to spacious lounge/diner with patio doors accessing out to the rear garden. A shaker style kitchen incorporates a range of wall, and draw units, with white ceramic sink and mixer tap. Also benefiting from integrated electric oven, four ring gas hob with extractor hood above and integrated dishwasher. Available space for a fridge/freezer and plumbing for a washing machine. Additional understairs storage ideal for additional appliances.

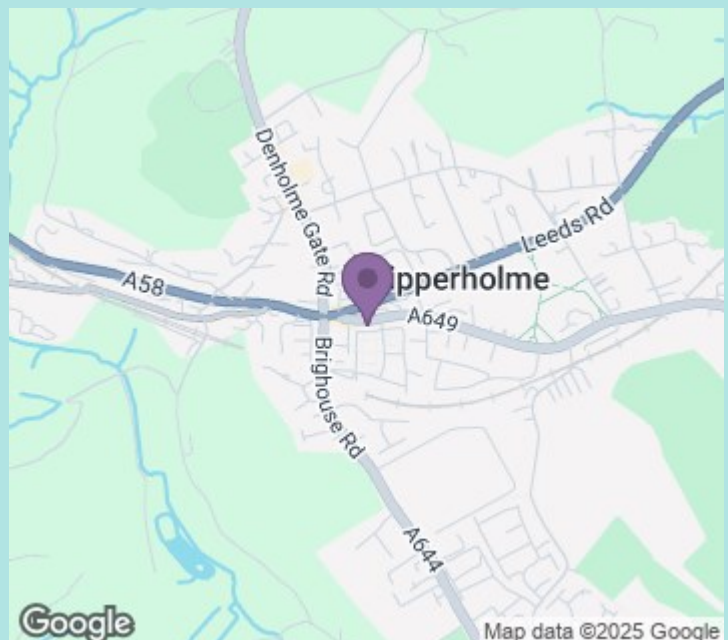
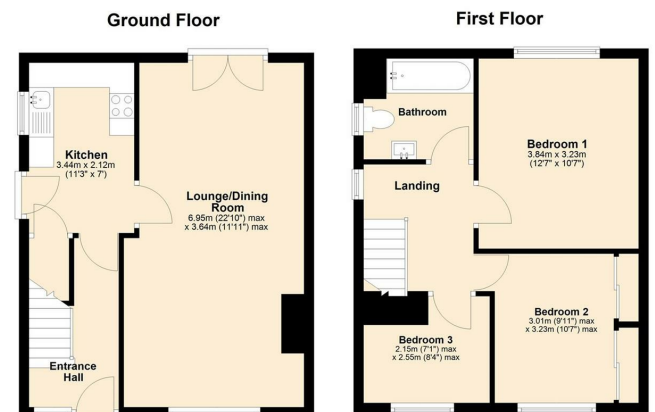
To the first floor elevation is a neutral main double bedroom, second double bedroom with fitted wardrobe space and third bedroom ideal office space or nursery. A fully tiled house bathroom comprising of a modern three piece suite to include low flush WC, vanity sink pedestal, panelled bath with an over bath shower, ample bathroom storage and heated towel rail.

Externally the property provides a low maintenance front garden with white pebbled area and shrubs. To the rear offers a generous stone flagged patio with gated access to a residential road offering off street parking. An additional outbuilding with electric and lighting supply ideal for storage.

### Location

A short drive to the larger town of Brighouse town centre which offers supermarkets, private retail premises, leisure facilities, gyms, bars and restaurants. The bus and railway stations also ensure a public transport hub to the wider West Yorkshire area, as does J25 of the M62 motorway network for those travelling by private vehicles

Council tax band: A  
EPC rating: D  
Deposit: £1,148



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