



4 Willow Lane, Hipperholme, Halifax, HX3 8FX

£245,000

Introducing a charming two-bedroom terraced property located within a prestigious new development in the delightful village of Hipperholme. This home combines modern design elements with comfortable living, making it an ideal choice for families and professionals alike. EPC Rating B

Entrance Hall

The entrance features stylish Luxury vinyl flooring that flows seamlessly into the kitchen, with easy access to the downstairs WC, living room, and stairs leading to the first floor.

Kitchen

The fully fitted kitchen showcases a range of contemporary floor and wall-mounted units, providing ample storage. The space includes a stainless steel sink with a draining board and chrome mixer tap, along with a brand-new oven. Integrated appliances, such as a fridge freezer and washing machine, enhance convenience, while a cupboard houses the Logic Combi boiler. The kitchen is equipped with a flooring gas hob featuring a stainless steel splashback and an extractor fan above, illuminated by inset ceiling spotlights for a modern touch.

Living Room

The cosy living room is designed for comfort, featuring plush carpet flooring and a media unit complemented by a stylish feature fireplace. UPVC French doors open out to the rear garden, creating a seamless connection between indoor and outdoor living.

Downstairs WC

The downstairs WC is functional and well-appointed, featuring a low-level flush toilet and a corner-mounted pedestal wash basin with a chrome mixer tap. Tiled splashbacks, a wall-mounted radiator, and a frosted glass UPVC window enhance the room's appeal, alongside an extractor fan and LED spotlights. LVT flooring adds an element of durability.

First Floor

The first floor features carpeted flooring and doors leading to the two bedrooms and bathroom.

Bathroom

The beautifully finished bathroom includes a panel bath with a shower screen and a thermostatic-controlled mixer shower, providing flexibility for your bathing needs. Additionally, it features a low-level flush WC and a wall-mounted wash basin, blending style and functionality.

Bedroom 1

This spacious double bedroom features carpet flooring and fitted wardrobes, providing ample storage. Two UPVC windows adorned with plantation shutters offer lovely views of the front of the property, while a handy storage cupboard adds to the convenience.

Bedroom 2

Another generous double bedroom with carpeted flooring and fitted wardrobes. This room includes a UPVC window with plantation shutters overlooking the rear of the property. It also leads to the ensuite bathroom.

Ensuite Shower

The ensuite offers a low-level flush WC, a heated chrome towel rail, and floor-to-ceiling tiles. A walk-in shower cubicle with a thermostatic-controlled mixer shower and an extractor fan complete this elegant space.

Outside

To the front of the property, there is off-street parking for two cars. The private garden features a flagged terrace and a well-maintained level lawn area, creating a wonderful outdoor retreat. Additionally, there is a separate terrace at the rear of the property, complete with LED lights and a fire pit, perfect for relaxing or entertaining under the stars.

This stylish and well-appointed home offers a perfect blend of modern living and outdoor enjoyment!

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

A

EPC Rating:

B

