

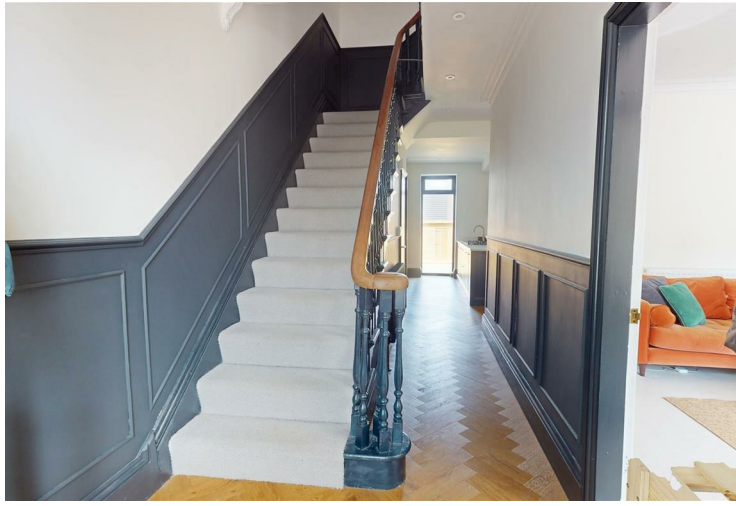


3 Sunnycliffe, Hipperholme, Halifax, West Yorkshire, HX3 8BJ Asking Price £349,950

HAMILTON BOWER are pleased to offer FOR SALE this immaculately presented and recently modernised THREE BEDROOM PROPERTY with off-street parking located in Hipperholme, Halifax - HX3. Modernised with high quality fixtures and fittings throughout, a bespoke modern dining kitchen, landscaped rear garden and within close proximity to local schools, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hallway, open-plan dining kitchen with underfloor heating, lounge, cellar, three double bedrooms, four-piece bathroom with underfloor heating, loft. Externally the property has a well-presented garden to the rear of the property, and off-street parking with power to the front. Recent modernisation works include - external wall Kingspan insulation, full electric rewire, new boiler with 10 year warranty, new windows and doors, new bespoke kitchen, flooring, decoration and aluminium patio doors. An internal inspection is highly recommended to appreciate the contemporary and high-quality finish throughout the property.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR



Dining Kitchen



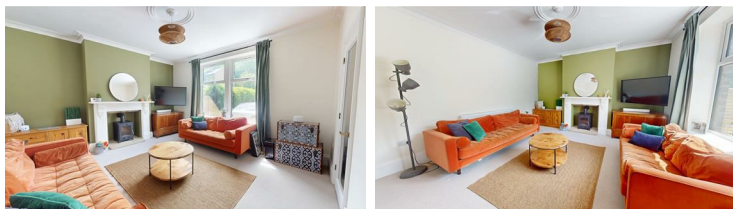
The hub of this family home, contemporary open-plan dining kitchen with underfloor heating and a view to the rear of the property.

Open from the entrance hallway, with herringbone flooring throughout, access to the cellar and rear garden via aluminium doors.

The kitchen is bespoke and fully integrated, with quartz worktops, a large 3m island that seats four and finally two large larder style cupboards with space for a microwave.

Appliances - Smeg five-ring gas hob, Neff double oven & grill, fridge/freezer, dishwasher and stainless steel Smeg sink with Quooker boiling water tap.

Lounge



Well-presented lounge to the front of the property with glass-panelled door from the entrance hallway.

With a central bio ethanol stove, ceiling rose and ample room for a large suite and alcove storage.

Entrance Hallway

Lovely entrance hallway with open entrance through to the dining kitchen and glass-panelled door to the lounge.

With original staircase and wall-panelling leading to first floor, and herringbone flooring through to the rear of the property.

Cellar

Cellar accessible from the entrance hallway, offering a power supply and ideal storage space.

Currently accommodating a washing machine, dryer and freestanding fridge freezer.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom with a view to the rear elevation. Offering ample room for a large bed with side tables, wardrobes to the alcoves and dressing furniture.

Bedroom



Second bedroom, a further double with a view to the front elevation.

Offering ample room for a large bed with side tables, wardrobes to the alcoves and dressing furniture.

Bedroom



Third bedroom, a double bedroom with a view to the front elevation, offering space for side tables and wardrobes.

Bathroom



Recently fitted contemporary house bathroom with underfloor heating and frosted window to the rear of the property.

With tiled walls and flooring, and four-piece suite - tub bath with inset shelf, walk-in shower with rain head and inset shelves, wash basin with fitted unit, WC, electric lit mirror and black towel rail.

Loft

Loft accessible from the first floor, with newly fitted loft hatch, ladder and partially boarded loft for storage - ideal for this family home.

EXTERNAL



Rear



Immaculate garden to the rear of the property with access via the aluminium kitchen doors.

With new boundary fencing and decking, a central lawn, large shed with power sockets and lighting.

To the property border is an external tap, security light and outdoor lighting and finally a fitted flowerbed.

Front



Low-maintenance pebbled driveway to the front of the property offering off-street parking with power points and outdoor lighting installed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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