



4 Northedge

Hipperholme, Halifax, HX3 8JU

£350,000 Freehold





We are delighted to offer for sale this semi-detached house which provides three bedroomed accommodation together with pleasant gardens ample parking a large garage and a delightful garden room. Step inside and you will appreciate that the current owners have extended and fitted the property to an exceedingly high standard throughout making a truly enviable family home.

Location

The property fronts onto Denholme Gate Road with a pleasant open aspect and backs onto the Brodlians Rugby Ground. This is a sought-after and pleasant residential setting with local schools and shops close by in Hipperholme centre and easy access to Brighouse, Halifax and the M62.

Accommodation

The Entrance Hall at the side of the property has a modern composite external door and useful storage cupboard. Cloakroom with a corner WC and wash hand basin. A stunning large Lounge/Dining Area has a cast-iron multifuel stove to one corner, laminate flooring, Velux roof lights and French doors leading to and overlooking the rear gardens. This is then open to a superbly fitted Kitchen with range of contemporary units quartz worktops and a central island including breakfast bar. There is a separate large cupboard with plumbing for the washing machine and dishwasher. A separate Sitting Room has a contemporary electric fire and bay window to the front with pleasant aspect. On the first floor The main Double Bedroom is at the front of the property with a range a full length fitted wardrobes. Second Double Bedroom also to the front of the property with pleasant aspect and the third Bedroom is a small double at the rear of the property. Bathroom with modern white suite, shower unit and fully tiled walls. Landing with drop ladder to the loft. The property is approached through electric control gates where a large cobble effect drive provide ample parking and leads to a double car garage. Small lawn garden to the front. To the side and rear of the property are delightful enclosed gardens with timber decking lawn areas, flowerbeds shrubs and a quirky Garden Room with bar and doors leading to and overlooking the gardens



Council tax band: C
EPC rating: D
Ground rent: N/A
Service charge: N/A

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