

MARSH & MARSH PROPERTIES

7 Springfield Terrace, Hipperholme, HX3 8ET

£1300 PCM



This beautifully presented, stone built, terraced, property offers an imposing frontage that creates an impressive first impression from the moment you arrive. Located on a quiet street, nestled away off Kirk Lane in Hipperholme, the property benefits from fantastic rear valley views. The row is located in, what feels like, a surround of trees adding to the charm that the property offers. To the rear of the property is a charming, south facing, patio garden; ideal to sit out and relax, that leads down to a lawned garden, perfect for children to play as well as offering the ideal backdrop to this welcoming home.

The moment you step inside you will notice that this is that special something. With large rooms throughout and displaying some original features, with a modern style and décor that offers an eclectic atmosphere that will impress and delight. With its large and open dining kitchen, impressive living room, three good sized double bedrooms, house bathroom, lower ground floor sitting room and storage room that also can be used as a gym. With so much on offer this property certainly has something for everyone.

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With its quiet location, just a stone's throw from the centre of Hipperholme, this property benefits from all the local shops, fantastic restaurants and well-regarded services in the vicinity. From this property the M62 is only a short drive away, providing quick access to the major cities of Leeds, Bradford and Manchester; an ideal commuter's property. Both Brighouse and Halifax towns are within a short 10 minute drive, again both providing access to their excellent services including the two train stations, with fantastic rail links to the surrounding area, including the Grand Central train service. There are also good primary and secondary schools within walking distance.

Owing to the numerous fantastic features on offer with this property, an appointment to view is essential in order to fully appreciate this charming home.

From the front of the property a wooden door opens into the

DINING KITCHEN



A large, open and impressive dining kitchen that will certainly delight. Offering more than ample space for a large family dining table and featuring

laminated work surfaces to either side of the room, both with over and under counter cupboard storage space. An AGA feature, to one side, offers a unique finish for the room, with its overhead Creel. With an integrated hob, integrated oven, space for a fridge/freezer, two uPVC double glazed windows to the front elevation, two central light fittings, tiled splashbacks, wooden flooring, cornice to ceiling, double radiator and an inset porcelain sink with mixer tap.

From the dining kitchen a wooden door opens into the

HALLWAY

A light and bright hallway that offers access to the rear garden via a wooden door. With a carpeted floor, central light fitting, covered radiator, dado rail and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented, light and bright living room that offers a view overlooking the rear gardens via its uPVC double glazed window. A covered fireplace, with wooden mantelpiece, offers a charming central feature for the room.

With a carpeted floor, dado rail, picture rail, cornice to ceiling, ceiling rose, central light fitting and a double radiator.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A sizable master bedroom that could easily accommodate a king sized bed along with additional bedroom furniture. The room benefits from charming views over the rear garden from its two uPVC double glazed windows. The room also has two generous fitted wardrobes offering additional storage space. With a carpeted floor, two central light fittings, two single radiators and a cornice to ceiling.

BEDROOM 3

Another good sized bedroom that could accommodate a double bed and also benefits from a set of fitted wardrobes to the alcove. With a carpeted floor, central light fitting, single

radiator and a uPVC double glazed window to the front elevation.



BATHROOM



A neatly laid out house bathroom that benefits from a panel bath, glass splash guard, over bath shower, corner airing cupboard, close coupled toilet, pedestal washbasin, tiled floor, tiled walls, central light fitting and frosted uPVC double glazed window to the front elevation.

From the landing a wooden door opens onto carpeted stairs that lead up to

BEDROOM 2



A large second bedroom that offers ample space

for a king sized bed. The large room is beamed and features a Velux window, to the front elevation, and a bay window overlooking the views to the rear of the property. With a carpeted floor, two single radiators and two central light fittings.



From the hallway a wooden door opens onto stairs that lead down to the

LOWER SITTING ROOM



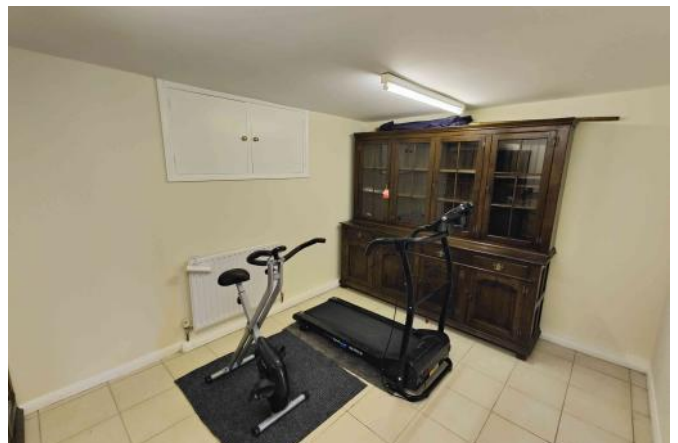
A fantastic addition to the property that is currently laid out to be a second sitting room. However, it could also function as a work from home office, play room or an occasional bedroom. With a tiled floor, ceiling inset spotlights, uPVC

double glazed French doors that open out into the rear garden, wooden mantelpiece and a covered radiator to one side.



To the rear of the lower sitting room a wooden door opens into the

STORAGE / GYM



Again, another excellent addition to the property, ideal for storage space or for use as a home gym. The room also has an under stairs storage space. With a tiled floor, single radiator and two strip lights.

GARDENS

To the rear of the property is an elevated patio

seating space, perfect to sit back on an evening and relax owing to the garden's south facing orientation. Below the patio seating area is a lawned garden, perfect for children to play as well as offering a charming outlook.



PARKING

To the front of the property is ample on-street parking.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///dates.loved.riches

Google Plus Code: P5GP+P25 Halifax

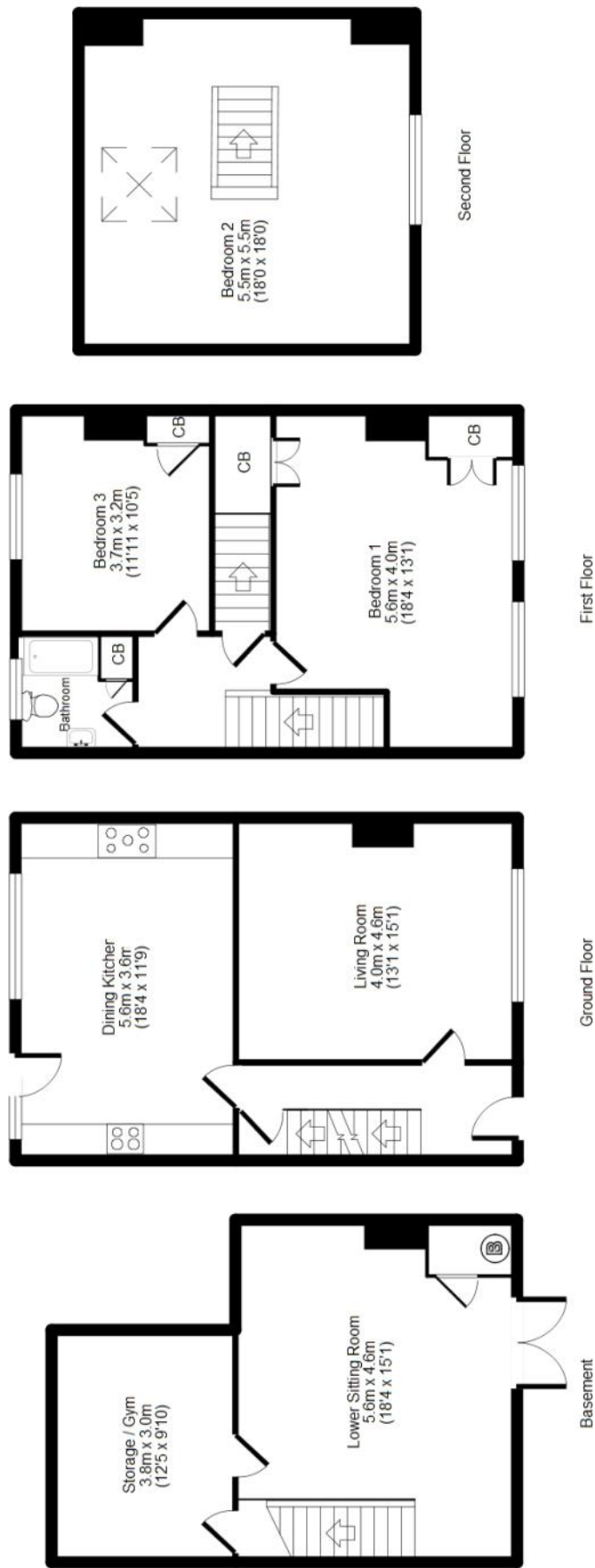
For sat nav users the postcode is: HX3 8ET

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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