

MARSH & MARSH PROPERTIES

7 Fenny Royd, Hipperholme, HX3 8HG

£199,950



This charming two bed terraced property is the perfect home for any first time buyer, small family or for any property investor looking for a well presented house. It is situated on a quiet street in the well regarded village of Hipperholme, neatly tucked away and perched on a lofty vantage point. This property benefits from large gardens to both the front and rear. To the front is a multi-tier patio and artificial lawned garden, set over three levels, providing an ideal space to sit and admire the views over the valley. To the rear is another multi-tier garden providing a private place to sit out and relax. There is private parking to the rear garden with a garage and workshop and with on street parking in front providing space for two cars.

Internally the property is beautifully presented throughout offering the opportunity for any prospective buyer to move in with little or no work required. The property is presented in a modern style and colour scheme throughout. With a light and bright living room, a large recently renovated kitchen, two good sized bedrooms (one featuring large fitted wardrobes and dressing table) and a newly renovated house bathroom. The property also benefits from a small boarded storage loft.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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Its close proximity to Hipperholme village is an excellent feature, being within walking distance of the shops and services including the highly rated restaurants, bars, bistros, doctors, dentists and supermarkets. The property also benefits from fantastic transport connections with both Brighouse and Halifax being just 10 minutes' drive away; both offering access to excellent train links with regular services to all local towns, including London via the Grand Central train service. The M62 is only a short 10 minutes' drive away providing quick routes to the major cities of Leeds, Bradford and Manchester.

Owing to the fantastic features offered by this property an appointment to view is essential in order to fully appreciate this charming home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

An ideal reception creating a barrier from the external to the internal. With a wood laminate floor and central light fitting.

From the hallway a wood panel door opens into the

LIVING ROOM



A warm, welcoming and inviting living room that is presented in a modern and stylish decor. The uPVC double glazed bay windows, to the front elevation, bathe the whole room in natural light and warmth. The living room is an ideal family communal area and offers plenty of space for furniture and a suite. To the rear of the living room there is a wood panel door opening into an under stairs storage cupboard providing additional

storage space. An inset wood burning stove, sat on a stone hearth and with wooden mantelpiece, creates a natural focal point for the room thanks to the exposed brick chimney breast. With a wood laminate floor, central light fitting, double radiator and television access point.



To the rear of the living room a wood panel door opens into the

DINING KITCHEN

A rather impressive dining kitchen that has been recently installed which, with its modern style and colour scheme, creates a highly functional space. The room is again well illuminated via two uPVC windows, to the rear elevation, in addition

to a set of ceiling omni-directional spotlights and a centre suspended overhead down light. There is also additional under cupboard lighting over the counters. To two walls there are laminated work surfaces, both with over and under counter cupboards and drawers. This kitchen is an ideal space for any culinary enthusiast. With its integrated four ring hob, integrated oven, plumbing for a washing machine, double radiator, fridge freezer, laminated flooring, modern brick style tiled splashbacks, telephone access point, uPVC rear door providing access to the gardens and an inset stainless steel sink with stainless steel mixer tap



From the hallway carpeted stairs lead up to the

LANDING

With a central light fitting, carpeted floor and loft access hatch.

From the landing wood panel doors open into

BEDROOM 1

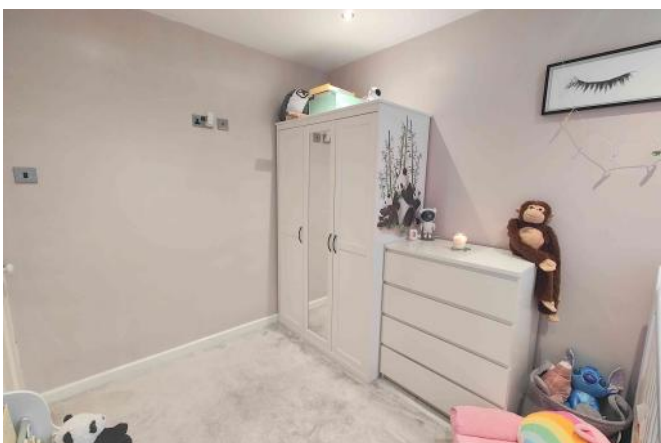


A generous master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The bedroom has a newly inset set of cupboards, shelving and a fitted dressing table offering ample storage space and a modern feel for the whole room owing to the inset LED lighting. The uPVC double glazed bay

window, to the front elevation, provides ample natural light in addition to the ceiling inset spotlights. With a carpeted floor and double radiator.



BEDROOM 2



Another good sized bedroom with space for a bed and additional bedroom furniture. This room overlooks the garden, to the rear elevation, via its uPVC double glazed window. With ceiling inset spotlights, carpeted flooring and double radiator.

From the landing an opening leads into the

BATHROOM



This newly renovated, beautifully presented and stylish house bathroom has an impressive appearance owing to the modern style and complementing colour scheme. With a panel bath, over bath shower, glass panel splash guard, vanity inset washbasin, close coupled toilet, ceiling inset spotlights, extractor fan, stainless steel towel radiator and a frosted uPVC double glazed window to the rear elevation.

From the landing a loft access hatch opens providing access to the

LOFT

The loft is part boarded providing additional storage space for the property.

GARDENS





To the front elevation is the well-presented multi-tier south facing garden. From the edge of the property is a good sized flag paved patio, with glass panel border, that provides the perfect seating area; ideal to sit and relax whilst looking out over the valley views to the front. It is a real sun trap owing to its orientation; an ideal space to sit out and relax at any time of the day. From the top tier, flagged steps lead down to a second tier which has been covered in artificial grass to provide a functional, whilst low maintenance, area that also enhances the appearance of the property. Flagged steps lead down to the third tier, to the pavement side, that has a vegetable patch area which could be converted into a lawn and is bordered by Yorkshire stone dry wall.



To the rear of the property there is another multi-tiered garden. From the edge of the property is a lower patio area, perfect for sitting out. Flagged

steps lead up to a pebbled flower bed with a sloped flagged pathway, leading to a lawned garden, with flagged stepping stones. To the rear of the garden there is a raised flagged patio, enclosed by wooden fencing and with garden furniture, providing a second rear seating area that receives sunlight throughout the day.

To the rear of the garden is a workshop/store room that is under the garage; an ideal addition to the rear garden and is accessed via a uPVC door and with a uPVC double glazed window and power.

PARKING

To the rear of the property is a single garage providing a secure parking space with an on street parking space located to the front of the garage providing an additional space.

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.

DIRECTIONS

What3words: [:///cage.mutual.tube](https://www.what3words.com/what3words/:///cage.mutual.tube)

Google Plus Code: P5GJ+J4C Halifax

For sat nav users the postcode is: HX3 8HG

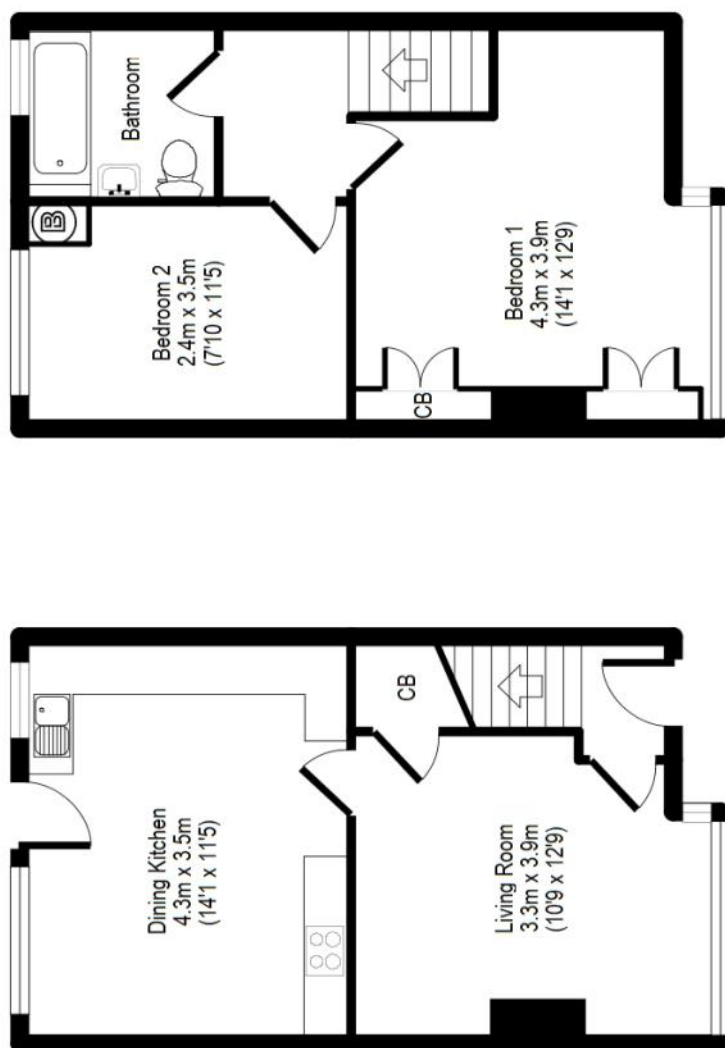
MORTGAGE ADVICE

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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have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

First Floor

62 sq. m / 664 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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