

MARSH & MARSH PROPERTIES

71 Sandholme Crescent, Hipperholme, HX3 8AE

£79,950



If you are a first time buyer, property investor or retiring person, this one bedroomed, ground floor, apartment will certainly be of special interest. Situated in the sought after village of Hipperholme, located on a quiet housing complex, this property has a charming approach and will certainly be one that will surprise. The house features communal gardens to the rear elevation, with an assortment of trees and lawns, creating a charming backdrop to the property. To the front is a lawned garden that enhances kerb appeal and offers a place to hang washing. To the side of the property there are ample parking bays.

Internally the property is well presented and laid out to offer a neat and tidy apartment that makes excellent use of the space on offer. The property features a comfortable living room, well-appointed kitchen, double bedroom, house bathroom, separate WC and external utility cupboard. With plenty on offer, in a well contained package, this property certainly requires a viewing.

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

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The property's location offers quick and easy access to the excellent local services of Hipperholme, including its superb restaurants, bars and shops. It also benefits from being within the catchment areas of an outstanding primary and good secondary school and within short walking distance of Hipperholme Grammar School. This house has the advantage of unparalleled transport links to the local area and beyond; with quick and easy access to Brighouse and Halifax, as well as routes onto the M62 motorway to Leeds and Bradford and Pennine connections to Manchester.

Owing to the fantastic amount on offer with this property, its well-presented location, well laid out internals and realistic asking price, an appointment to view is essential in order to fully appreciate this ground floor apartment.

From the side of the property a uPVC door opens into the

HALLWAY

A short hallway, with vinyl flooring, offers a hub access area at the entrance to the property.

From the hallway a wooden door opens into the

KITCHEN



The kitchen is well laid out and offers a fantastic amount of storage space owing to two large pantry cupboards to one side of the room. The kitchen operates as the essential hub of the main part of the apartment. There are laminated work surfaces to two sides with under counter cupboards and drawers offering additional storage space. With a cooker unit, space for a fridge/freezer, omni-directional ceiling spotlights, uPVC

double glazed window to the front elevation, vinyl flooring, splashback tiling, double radiator and an inset stainless steel sink with stainless steel mixer tap.



From the kitchen wooden doors open into

LIVING ROOM



A neatly presented and laid out living room that is light and bright owing to the large uPVC double glazed window to the rear elevation, overlooking the charming rear communal gardens. With a wood laminate floor, central light fitting, ceiling rose, single radiator and television access point.



BEDROOM



The bedroom offers space for a double bed along with additional bedroom furniture. With a vinyl

floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation, again offering a view of the gardens.



BATHROOM



A neatly laid out house bathroom that makes excellent use of the space on offer. With a panel bath, over bath electric shower, shower curtain, tiled floor, tiled splashbacks, pedestal washbasin, frosted uPVC double glazed window to the front elevation, central light fitting, corner inset airing cupboard and a single radiator.

From the entrance hallway a wooden door opens into the

WC

The WC is separate from the bathroom. With a vinyl floor, central light fitting and a uPVC double glazed window to the front elevation.

From the entrance porch two wooden doors open into the

UTILITY & STORAGE

Two separate storage cupboards, to either side of the entrance porch, one offering ample additional storage space, the other with plumbing and space

for a washing machine and dryer.

GARDENS



The front of the property has plenty of kerb appeal, featuring well maintained and manicured lawns that certainly present a welcoming first impression as you arrive at the apartment.



To the rear are the beautifully presented lawned gardens, adorned with a number of trees, offering the ideal backdrop to the property.

PARKING



In the local vicinity there are ample bay parking spaces.

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.

This property is Leasehold with a lease term of 123 years and a ground rent of £36.70 per month.

There are no other fees in relation to this that we are alerted to.

TO VIEW

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

LANDING

What3words: ///baking.unique.finest

Google Plus Code: P5FQ+PX3 Halifax

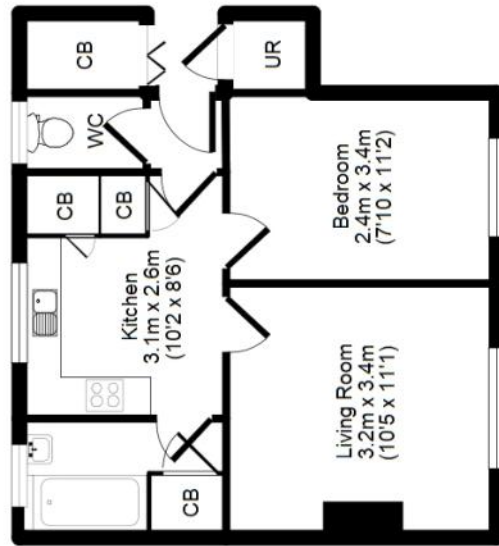
For sat nav users the postcode is: HX3 8AE

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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APPROX GROSS INTERNAL FLOOR AREA: 36 sq. m / 390 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. All images and dimensions are not intended to form part any contract or warranty.

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