

MARSH & MARSH PROPERTIES

23 Fenny Royd, Hipperholme, HX3 8HG

£245,000



Situated on a lofty position, in the highly sought after Hipperholme village, is this three bedroomed, semi-detached, property. The ideal property for a growing family or anyone looking for that special something. A well-cared for property that has been enjoyed by the current owners and benefits from private parking for two cars to the rear elevation. The property also features two gardens, to the front and rear elevations, all multi-tier, with a multitude of seating areas, decked spaces and the perfect vantage point of the far reaching valley views beyond. As soon as you arrive at the property you will see the fantastic potential this property has to offer.

Internally you are greeted with a warm and welcoming home that offers an “at home” feeling as soon as you step inside. The property is presented with a neutral décor that will impress and delight and has certainly received ample love, care and attention. With a generous living room, open plan dining kitchen that leads directly into the conservatory, three spacious bedroom and a house bathroom. Its large windows throughout bathe the whole property in plenty of natural light and benefit from the ideal vantage point of the far reaching valley views to the front elevation.

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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 all the fantastic features on offer with this property an appointment to view is essential.

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

HALLWAY



A welcoming and inviting entrance hallway that offers a charming reception as soon as you step inside. With its carpeted floor, uPVC double glazed window to the side elevation, two central light fittings, single radiator, dado rail and under stairs storage cupboard.

From the hallway a wooden door opens into the

LIVING ROOM

A spacious and bright living room that can easily accommodate a three piece suite along with additional furniture. The room's uPVC double glazed bay window offers the ideal vantage point of the valley views beyond as well as offering plenty of natural light. A high quality gas fireplace, set in a granite hearth and with granite mantelpiece, offers the ideal central focal point

for the whole room. With a carpeted floor, wall mounted light fittings, central light fitting, double radiator and a television access point.



From the hallway an opening leads into the

DINING KITCHEN

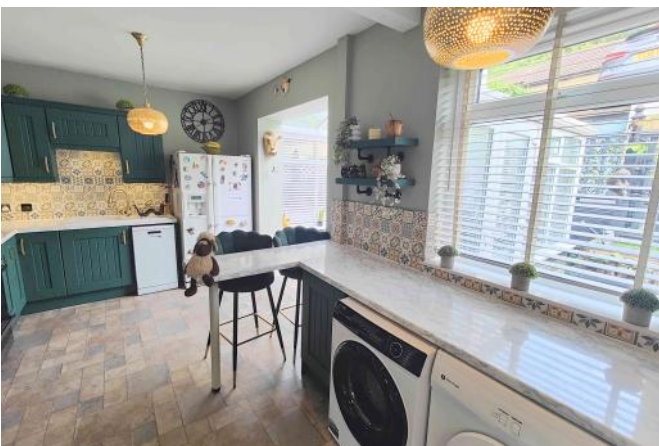
A spacious and open dining kitchen that features laminated work surfaces to three sides, with a central section that extends into the room creating a breakfast bar. The work surfaces have over or under counter cupboards and drawers offering plenty of storage space. The kitchen has a uPVC double glazed door, to the side elevation, as well as a uPVC double glazed window to the rear elevation. With a large range style cooker unit,

extractor hood, double radiator, vinyl flooring, splashback tiling, plumbing for a washing machine, space for a dryer, plumbing for a dishwasher, space for a large fridge/freezer, two central light fittings, under cupboard lighting and a porcelain sink with mixer tap.

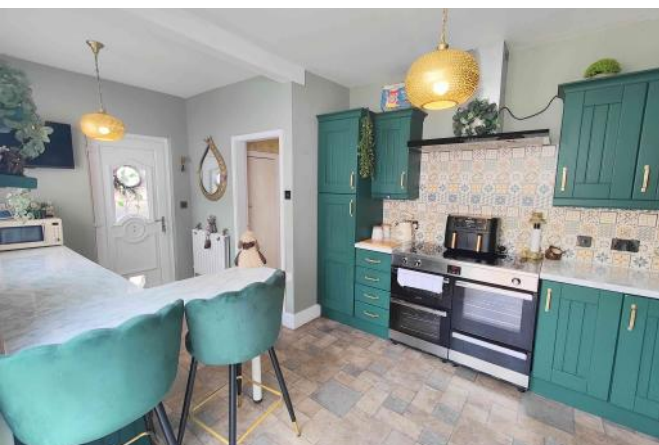


From the dining kitchen an opening leads directly into the

CONSERVATORY



Currently utilised as a dining room the conservatory offers a fantastic usable space, overlooking the rear gardens and offering access via the uPVC double glazed French doors. The room's uPVC double glazed construction offers a light and bright area. With a vinyl floor, two central light fittings and a modern vertical style radiator.



From the hallway a carpeted floor leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting, loft access hatch and cornice to ceiling.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom with plenty of space for a double bed along with additional bedroom furniture. The bedroom has a wall length set of fitted wardrobes offering ample storage space. The uPVC double glazed window, to the front elevation, provides ample natural light in addition to the central light fitting and the ideal vantage point of the views beyond. 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 a central light fitting, fitted wardrobes, carpeted flooring and double radiator.



BEDROOM 3



An ideal child's bedroom, work from home office space or guest room. The third bedroom benefits from a fitted cupboard, double radiator, central light fitting, carpeted floor and a uPVC double glazed window to the front elevation.

BATHROOM



This beautifully presented and stylish house bathroom makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath electric shower, pedestal washbasin, low flush toilet, central light fitting, towel radiator, vertical radiator and a frosted uPVC double glazed window to the rear elevation.

GARDENS



To the rear of the property is a charming decked and artificial lawned garden offering a seating area that is nestled out of the way in a private setting; ideal for a barbeque or to relax in an evening.



To the front of the property is a generous multi-tier garden offering artificial lawned areas, flowerbeds and a decked seating space with

covered pagoda. The front garden offers the perfect space to enjoy the far reaching views of the valley as well as its south-facing orientation making it a real sun trap.



PARKING



To the rear of the property a concrete parking forecourt offers private parking for two cars.

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: [///causes.filed.spices](https://www.what3words.com/#!/causes.filed.spices)

Google Plus Code: P5GH+PCV Halifax

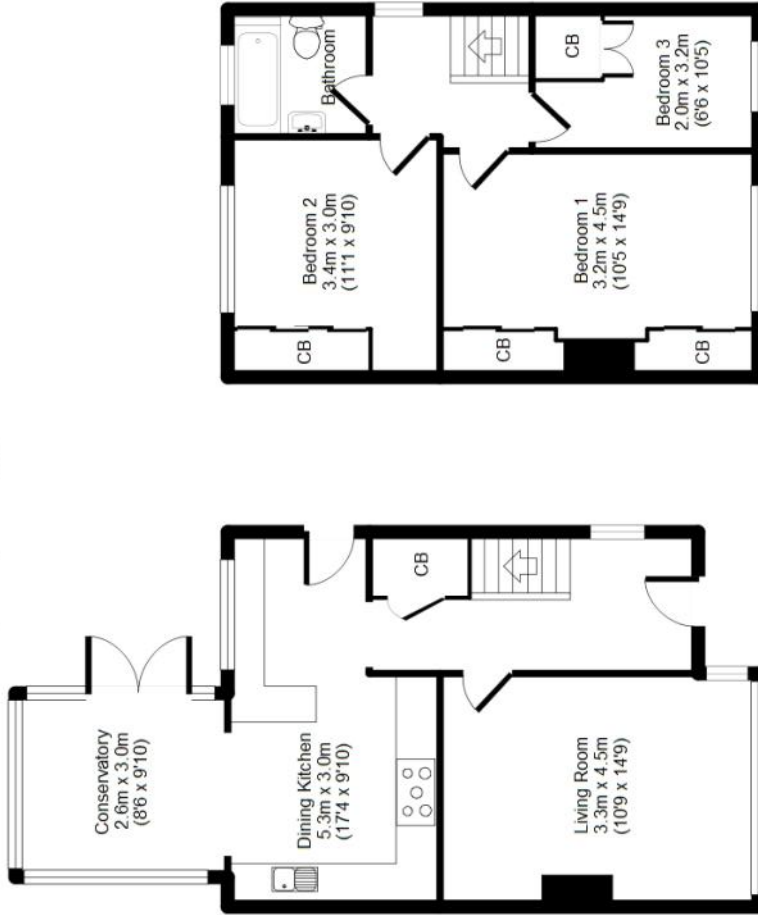
For sat nav users the postcode is: HX3 8HG

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 85 sq. m / 912 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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