

Corner Croft, Sutherland Road, Hipperholme, HX3 8SE

Halifax

Offers in the Region of

£675,000





Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Property Reference - CR1528

Set on a generous plot on sought-after Sutherland Road in Hipperholme, this substantial detached bungalow pairs wonderfully spacious interiors with views over the park. Wide bi-fold doors frame the outlook from the impressive living room, while a generous kitchen and a large, separate dining room make the home equally suited to relaxed family life and entertaining.

Three double bedrooms and two bathrooms complete the accommodation, and a large double garage beneath the property provides ample space for parking and storage. With its quiet setting, nearby amenities and room to put your own stamp on both the home and grounds, this is an opportunity to create a distinctive family home in one of Hipperholme's most desirable locations.

Entrance Vestibule

A composite entrance door opens into a useful vestibule with laminate flooring and access to the kitchen diner. A large storage cupboard provides space for a washing machine and tumble dryer, with the appliances potentially available by separate negotiation.

Kitchen Diner

Generously proportioned and filled with natural light from windows to the front and rear, this contemporary kitchen features fitted cashmere wall and base units with contrasting white wall cabinetry, complemented by laminate worktops and flooring. A stainless steel sink and drainer sit alongside a full range of integrated appliances, including an induction hob with extractor, an oven, a microwave grill, a dishwasher and separate full-size fridge and freezer.

Direct access to the dining room makes the kitchen ideal for everyday family life and entertaining.

Dining Room

An exceptionally spacious dining room featuring parquet wood flooring and a large uPVC window to the side. Offering ample space for family dining and entertaining, this room connects to the living room, bedroom hallway and side entrance, which also provides internal access to the garage below.





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Living Room

A generously proportioned living room with large floor-to-ceiling windows to the front, making the most of the outlook over the gardens and towards Stray Park. Two sliding doors provide access to the adjoining balcony and patio area. A gas fire set on a marble hearth with a wooden surround creates a focal point, while cream carpeting and a useful built-in drinks cupboard complete the room.

Hallway

The hallway provides access to all three bedrooms and the house bathroom. A large airing cupboard houses the water tank and offers additional storage.

Bedroom One

An exceptionally spacious principal bedroom with a large PVCu window overlooking the rear of the property. Extensive floor-to-ceiling fitted wardrobes and a fitted dressing table provide excellent storage, while a door leads to the en suite bathroom.

En Suite Bathroom

A generously sized en suite featuring a bath, a large walk-in shower with a sliding glass door, a bidet and a WC set within fitted cabinetry. A separate vanity unit incorporates the washbasin and provides further storage. Partial tiling, laminate flooring, ceiling spotlights and a cream towel rail complete the room, with a frosted uPVC window to the rear providing natural light and privacy.

Bedroom Two

A spacious double bedroom with a large PVCu window to the side. Fitted wardrobes and a matching dressing table provide useful storage, complemented by a washbasin set within a vanity unit.

Bedroom Three

A further double bedroom with a PVCu window to the side. Fitted wardrobes and a dressing table make good use of the space.





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House Bathroom

A spacious bathroom featuring a large walk-in shower and an extensive vanity unit incorporating a washbasin, WC and ample storage. Finished with partial tiling and laminate flooring, the room also benefits from a chrome towel rail, wall mirror, extractor fan and a frosted PVCu window to the side.

Side Entrance

A PVCu entrance door opens into a practical vestibule with generous fitted cupboards providing ample space for coats, shoes and everyday storage. Internal doors lead to the dining room and stairs down to the garage.

Garage

An exceptionally large garage beneath the property, offering double/triple garaging capacity with electric doors and extensive space for parking, storage or workshop use. Internally accessed from the side entrance and down some stairs, this substantial area also offers potential for conversion into additional accommodation, subject to the necessary consents.

Gardens and Grounds

Set within an exceptionally generous corner plot, the property enjoys a high degree of privacy, with gardens extending to the front, side and rear. Private entrance gates open onto the grounds, where expansive lawns and an abundance of mature trees and shrubs create an established setting.

A large patio to the side provides an ideal space for outdoor dining and entertaining, with access around the property. Adjoining the living room, a generous balcony and patio area with wrought-iron railings enjoys impressive views over Stray Park. The substantial grounds offer exciting scope for landscaping or extending the property, subject to the necessary planning permissions.

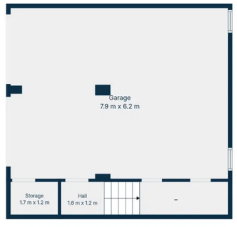








Ground Floor



Basement

Claire Ramsbottom
eXp Your local personal estate agent

Total: 160 m2
Basement: 8 M2, Ground Floor: 152 m2
Excluded Areas: Storage: 2 M2, Garage: 49 M2, Walls: 14 m2

Measurements deemed highly accurate but not guaranteed.



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