

MARSH & MARSH PROPERTIES

2 Brooklands, Hipperholme, HX3 8EE

£315,000



This four bedroomed, two bathroom, terraced property is situated on the well regarded Brooklands in the Hipperholme village centre. A peaceful row, which has a charming brick frontage, that hides a rather spacious property that will impress and delight from the moment you arrive. An ideal property for a growing family or professional couple looking for that special something. At the front of the property is a paved parking forecourt that offers parking for up to two cars as well as additional parking to the centre of the road (owned) offering space for a further two cars. To the rear of the property you notice the imposing stone built nature of the property, that has an impressive style, that overlooks the lawned gardens and, with its open nature, offers a unique feature for this home; an ideal place to sit back and relax or for children and pets to play.

The property certainly has a TARDIS feel to it, benefitting from large and spacious rooms throughout with all rooms offering high ceilings that enhances the property's character and feeling of space. Its traditional layout provides ample space for the whole family and is presented with a modern decor that, when twinned with the original features, presents a true character property. Just step inside and you immediately notice the fantastic potential this property has to offer. With its open and spacious dining kitchen, large living room overlooking the rear gardens from the bay windows, four bedrooms over two floors (three offering ample space for a double bed and one with en-suite and walk-in-wardrobe) and a house bathroom.

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

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The property also benefits from the excellent local transport links, with quick and easy access to both Brighouse and Halifax town centres. The M62 is only a 10 minute drive away, offering speedy access to Leeds, Bradford and Manchester. This house also boasts easy access to Brighouse and Halifax train stations, both with cross Pennine connections, and the Grand Central train service to London. The property also lies in the catchment areas of good primary and secondary schools, both within walking distance.

Owing to the spacious nature of the property, it's sought after location and modern internals, an appointment to view is essential in order to fully appreciate everything on offer.

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

DINING KITCHEN



A fantastic first impression as you step inside the property is the open and stylish dining kitchen. Offering more than ample space for a family dining table, the dining kitchen features laminated work surfaces to three sides all with over or under counter cupboards and drawers offering no

shortage of storage space. The room is bathed in natural light owing to its two uPVC double glazed windows to the front elevation. With an integrated hob, integrated oven, extractor, double radiator, plumbing for a washing machine, splashback tiling, vinyl floor, two central light fittings, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

HALLWAY

A light, bright and long hallway that offers access throughout the ground floor including into the garden via a uPVC double glazed door. A rather large under stairs cupboard offers a fantastic additional storage space that features steps to a small lower level storage area. With a carpeted floor, central light fitting and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM

A large and open living room that also receives plenty of natural light owing to the large uPVC double glazed windows overlooking the rear gardens. A gas fireplace, on a granite hearth and with wooden mantelpiece, creates the ideal

central feature for the whole room. There is ample room to accommodate a three piece suite along with additional furniture. With a carpeted floor, central light fitting, cornice to ceiling, picture rail and a television access point.



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 large master bedroom that offers ample space

for a king sized bed. The room also benefits from a set of fitted wardrobes to one side with a fitted dressing table to the other. Its uPVC double glazed bay windows, to the rear elevation, offer a fantastic view over the gardens. With a double radiator, two central light fittings and a wood laminate floor



BEDROOM 2

Another spacious bedroom, again offering space for a king sized bedroom that also offers a full wall length set of fitted wardrobes, all with sliding doors, providing ample storage space. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and double radiator.



BEDROOM 3

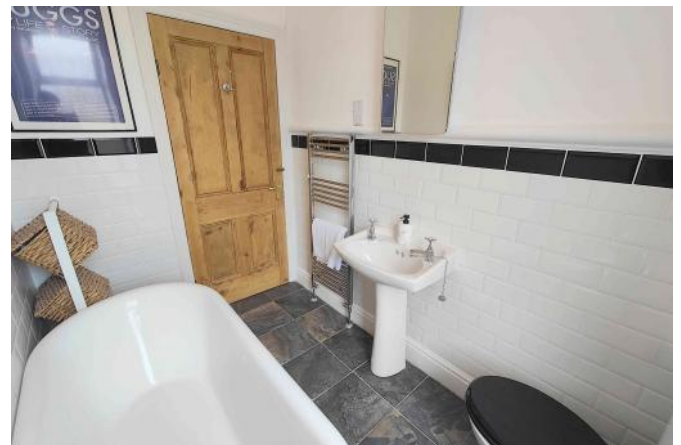


An ideal work from home office space, guest room or child's bedroom. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window, to the rear elevation, overlooking the gardens.

BATHROOM

A beautifully presented house bathroom that makes excellent use of the space on offer to create a stylish and bright space. Featuring a roll top bath (with floor mounted taps), close coupled toilet, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, stainless

steel towel radiator, splashback tiling, tiled floor and a central light fitting.



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

BEDROOM 4



A sizable fourth bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room benefits from a walk-in-wardrobe offering ample further storage space. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and a double radiator.



From Bedroom 4 a wooden door opens into its

EN-SUITE



A neatly laid out en-suite that makes excellent use of the space on offer with its walk-in rainfall style shower, glass splash guard, stainless steel towel radiator, pedestal washbasin, close coupled toilet, splashback tiling, tiled floor, central light fitting and an extractor fan.

GARDENS

To the rear of the property are the large and open gardens. The rear gardens are kept open across all the row of houses that is a beautifully presented and large rear space, ideal to sit back and relax on a summer's day. Such a picturesque

surrounding is rare to find nestled away and offers a real treat.



There is a ground rent for the garden at £75.00 p.a.



cars. In the forecourt is a brick built store (with uPVC door) offering additional parking that could be removed to provide additional parking space.



The property owns the centre of the access road offering an additional parking for up to two cars (access must be available at all times).

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating. Locks to the property have been 'sweetened' for ease of access with one key for all.

PARKING



The boiler for the property is less than 2 years old and the living room fire less than 3 years old.

TO VIEW

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

LOCATION

What3words: [///flying.stir.sofa](https://www.what3words.com/#!/flying.stir.sofa)

At the front of the property is a brick paved driveway offering private parking for up to two

Google Plus Code: P5FQ+H2X Halifax

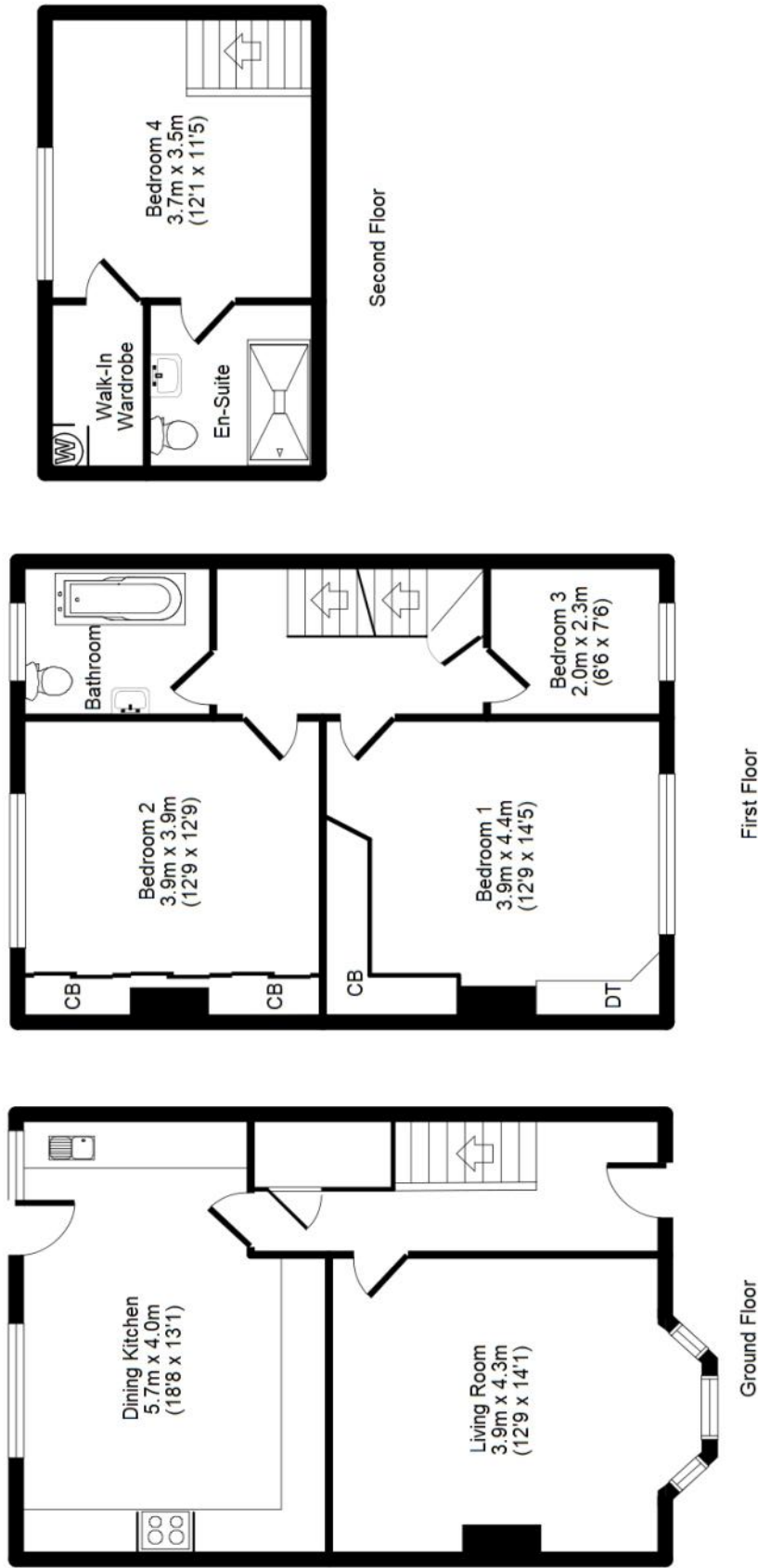
For sat nav users the postcode is: HX3 8EE

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: 118 sq. m / 1268 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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