MARSH & MARSH PROPERTIES

1A The Drive, Hipperholme, HX3 8NJ *£170,000*



A beautifully presented, two bedroomed, first floor apartment, situated at the end of the highly sought after "The Drive", in the charming Hipperholme village. Anyone looking for something with easy access, in a convenient and well-connected position, will find this property of special interest. There is communal parking to the rear of the building with on street parking in the local area. To the front of the property is a beautifully presented lawned and rockery garden that has been lovingly tended and also features a summer house reading room, all with a south facing orientation making this a real sun trap.

Internally the apartment is offered in immaculate condition throughout and is light and bright owing to the large windows to the front, side and rear elevations. The property has easy access throughout, ideal for a retired couple or professional. With its good sized and light living room, well-appointed kitchen, two good sized bedrooms (both with space for a double bed) and well-presented shower room.

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

Tel: 01422 648 400 *info@marshandmarsh.co.uk* *www.marshandmarsh.co.uk*

The property benefits from its close proximity to Hipperholme village centre, being within short walking distance, and offering easy access to the local amenities, shops, services and parks. Hipperholme itself is a desirable area with an assortment of bars and restaurants, as well as scenic walks making the most of the local countryside.

Good primary and secondary schools, are both within walking distance, as well as the independent Hipperholme Grammar School. The property has superb local transport links, with easy access to both Brighouse and Halifax (with their respective train stations), as well as quick routes onto the M62 motorway with cross Pennine connections.

Rarely do apartments such as this come available on the market and, therefore, an appointment to view is highly encouraged in order to fully appreciate all this property has to offer.

From the side of the property a series of steps leads up to a high quality composite stable style door that opens into the

PORCH

A fantastic addition to the property offering a barrier from the external aspect to the internal. The porch also houses a utility cupboard that currently houses the dryer and has additional storage shelving. With a frosted uPVC double glazed window.

From the porch a substantial wooden door opens into the

HALLWAY

A small staircase leads up to the main hallway area. With two single radiators, carpeted floor, ceiling inset spotlights and storage cupboard.

From the hallway wooden doors open into the

LIVING ROOM

A well-presented living room that, owing to its dual aspect nature, provides ample natural light with a uPVC double glazed bay window to the side elevation, uPVC double glazed window to the front elevation (overlooking Hipperholme). The living room offers ample space for a suite and a dining table to one side of the room (currently into the bay window). A central electric fireplace, mounted onto the chimney breast, creates a charming central feature. With cornice to ceiling, carpeted floor, double radiator and central light fitting.









KITCHEN



A neatly presented kitchen that makes excellent use of the space on offer. A u-shaped set of laminated work surfaces provides ample work space, with both over and under counter cupboards offering ample storage. With an integrated hob, stainless steel extractor hood, integrated oven, integrated microwave, integrated washing machine, integrated slim line dishwasher, vinyl flooring, uPVC double glazed window to the rear elevation, central diffuser style light fitting, integrated fridge/freezer and a stainless steel sink with stainless steel mixer tap.

BEDROOM 1





A generous master bedroom offering ample space for a double bed along with additional bedroom furniture. A uPVC double glazed window, to the front elevation, provides ample natural light and overlooks the gardens. The room has ample storage space owing a fitted cupboard to one side. With double radiator, central light fitting, cornice to ceiling and carpeted floor.



BEDROOM 2



Another good sized bedroom again offering space for a double bed with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, single radiator, central light fitting, cornice to ceiling and carpeted floor.

SHOWER ROOM



A well-appointed shower room with a modern and neutral décor. This light and bright room is well lit via a central diffuser style light fitting and via a frosted uPVC double glazed window to the rear elevation. With a corner shower cubicle, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, extractor fan, full-height tiled walls and vinyl flooring.

GARDENS







The property features well maintained and private lawned and rockery gardens to the side of the building. The gardens are enclosed by hedge to create a private space and owing to the south facing orientation the garden is a real sun trap. The garden also houses a summer house, creating the ideal reading room or spot to enjoy the gardens flora and fauna.



PARKING

There is driveway parking, by common agreement, to the rear of the property.

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.



We have been informed the property is Freehold.

TO VIEW

Strictly by appointment, please telephone Marsh

& Marsh Properties on 01422 648400.

DIRECTIONS

What3words: ///torn.scarf.tonic

Google Plus Code: P5GR+MXM Halifax

For sat nav users the postcode is: HX3 8NJ



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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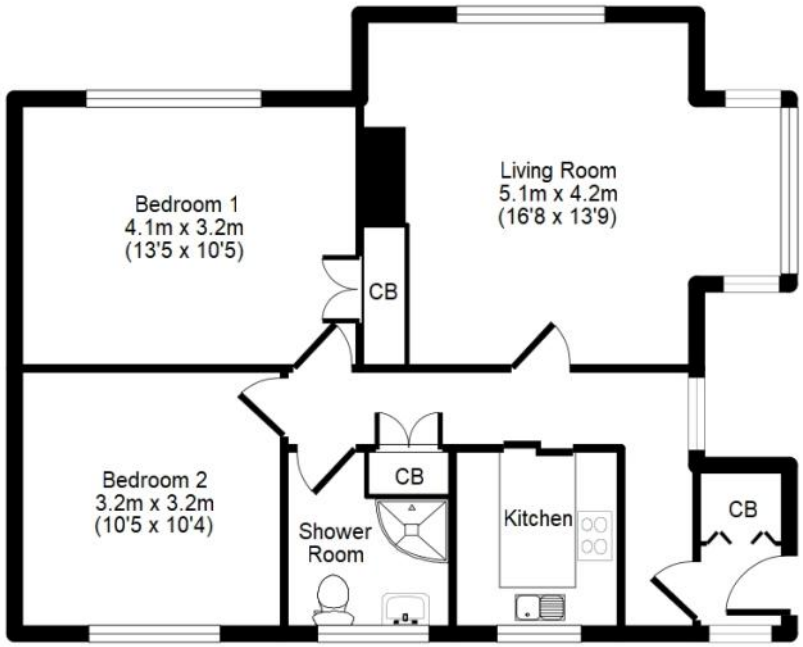
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APPROX GROSS INTERNAL FLOOR AREA: 60 sq. m / 646 sq. ft

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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