



## 12 Thompson Close, Hipperholme, Halifax, HX3 8FG

£275,000

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A well-presented and spacious family home offering flexible living throughout. The property features a bright entrance hall leading to a generous lounge with electric fireplace and useful under-stair storage. The modern fitted kitchen with integrated appliances flows openly into the living space, while a separate dining room with sky lanterns and patio doors provides an excellent area for family meals and entertaining.

To the first floor are two double bedrooms, a single bedroom, and a contemporary three-piece family bathroom. Externally, the home benefits from a large family-sized garden with gated side access, along with off-street parking for multiple vehicles and additional on-street parking for visitors.



### Entrance

A welcoming entrance hall with practical space for shoes and coats. The hallway provides access to the lounge and staircase rising to the first-floor landing, creating a functional and inviting first impression.

### Lounge

A generously proportioned, family-sized lounge offering ample space for multiple sofa arrangements and a coffee table. The room benefits from a feature electric fireplace and a large front-facing window that allows plenty of natural light to flood the space. Additional under-stair storage provides useful practicality.

### Kitchen

Fitted with attractive cream wall and base units complemented by wood-effect worktops, the kitchen offers plentiful storage. Modern integrated appliances include an oven, hob, extractor fan, and washing machine, with additional space for a freestanding fridge freezer. The kitchen enjoys an open-plan flow into the dining room, enhancing the sociable feel of the home.

### Dining Room

A superb family dining space with room for a large dining table and chairs. The room is enhanced by stylish sky lanterns that flood the area with natural light, along with double patio doors that open directly onto the garden — perfect for indoor-outdoor living and entertaining.

### First Floor Landing

Providing access to two double bedrooms, a single bedroom, and the family bathroom.

### House Bathroom

Comprising a modern three-piece suite including a

low-level flush WC, wash hand basin, and bath with shower over.

### Exterior

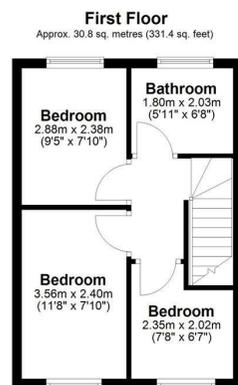
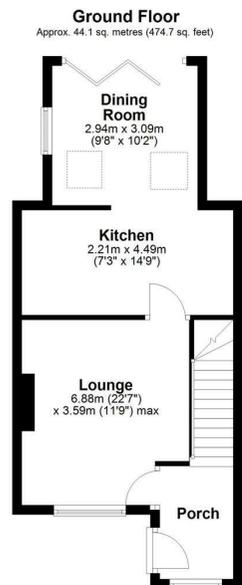
Externally, the property boasts a large family-sized garden with plenty of space for outdoor furniture and entertaining. There is gated side access for convenience. The property also benefits from parking for multiple vehicles, along with additional on-street parking available for guests.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

### Agent Notes & Disclaimer

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Total area: approx. 74.9 sq. metres (806.1 sq. feet)



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

