

MARSH & MARSH PROPERTIES

5 Mountfields, Lightcliffe HX3 8SS

£280,000



This beautifully presented, three bedroomed, semi-detached, family home is situated on a quiet and highly sought-after cul-de-sac, on the outskirts of Hipperholme village, in a well-connected and peaceful location of Lightcliffe. The ideal property for any growing family, downsizing couple or professional person looking for a smart and welcoming home, all offered with the added advantage of being with NO CHAIN. The house features a shared driveway leading down to a private parking space, with a detached single garage located to the rear. To the rear of the property is a fully enclosed and well presented, low-maintenance, garden featuring a lawned area with shrub surround that offers a charming backdrop to the property. To the front is a pebbled garden offering a charming kerb appeal and first impression as you arrive

Internally the property is well presented throughout, offering any prospective purchaser the opportunity to move in with little work required. The house has a welcoming feeling throughout and has plenty on offer for anyone looking for a warm and welcoming environment. With an inviting and cosy living room, family dining room, well-presented and appointed kitchen, three bedrooms (two with ample space for a double bed) and a house shower room. Just step inside and you will certainly be impressed with everything this house has to offer.

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

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The property is situated in Hipperholme, just a "stone's throw" from Hipperholme village centre and benefits from the local amenities, shops and services; including parks, golf courses, doctors and dentists. There are fantastic transport connections, with the M62 motorway being only a 10 minute drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The towns of Brighouse, Halifax and Huddersfield offer excellent regional rail links, including access to the Grand Central train service. There are also ample bus services, running regularly, close by.

Owing to the copious number of features on offer with this well-presented property, all with the added advantage of being with NO CHAIN, an internal inspection is essential to fully appreciate this charming home.

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

HALLWAY

A long, light and bright entrance hallway that creates the ideal first impression from the moment you arrive at the property. The hallway features access to the driveway, at the side of the property, from a composite door. The hallway offers a carpeted floor, two central light fittings and a single radiator.

From the hallway wooden doors open into the

LIVING ROOM



The ideal family communal space, the living room offers ample space for a suite along with additional furniture. The uPVC double glazed bay window bathes the whole room in natural light

and creates a charming frontage for the room. A fireplace, with wooden mantelpiece, offers the ideal central feature for the whole room. With a carpeted floor, television access point and double radiator.



DINING ROOM



An ideal place for family meals or entertaining, the dining room offers ample space for a large dining table along with additional furniture. With a carpeted floor, alcove inset cupboards and shelving, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.

From the hallway an opening leads into the

KITCHEN



A very well-appointed kitchen that makes excellent use of the space to create a highly functional area. The kitchen features laminated work surfaces to three sides, all with over or under cupboards and drawers. With an integrated hob, integrated oven, stainless steel extractor fan, tiled splashbacks, vinyl flooring, uPVC double glazed window to the rear elevation, central light fitting, stainless steel towel radiator, space for a fridge, space for a freezer, plumbing for a washing machine and a stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens onto the

WC

An excellent addition to the property offering additional ground floor facilities. With a wood

laminated floor, close coupled toilet, washbasin, central light fitting and a frosted uPVC double glazed window to the side elevation. This understairs space was modified in 2024 however Building Regs were not sought

From the hallway a carpeted staircase leads up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2

Another generous bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light

fitting, double radiator and a uPVC double glazed window to the rear elevation.



frosted uPVC double glazed window to the side elevation, close coupled toilet and a central light.



BEDROOM 3



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

SHOWER ROOM

A well laid out and presented house shower room that makes excellent use of the space on offer to create a highly functional space. With a vinyl floor, shower cubicle, electric shower, stainless steel towel radiator, vanity inset washbasin,

GARDENS



At the front of the property is a pebbled garden, enclosed to two sides by a stone wall, creating a charming frontage to the property that enhances



the kerb appeal and privacy of the property.



To the rear of the property is a lawned and flowerbed garden that offers the ideal backdrop to the property. The perfect place to sit out and relax and enjoy a glass of wine or a barbeque.

GARAGE & PARKING

A shared driveway leads down to a private parking space. To the rear of the parking space is a detached single garage offering an additional secure parking space.

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: ///gift.unrealistic.assume

Google Plus Code: P5HX+H6R Halifax

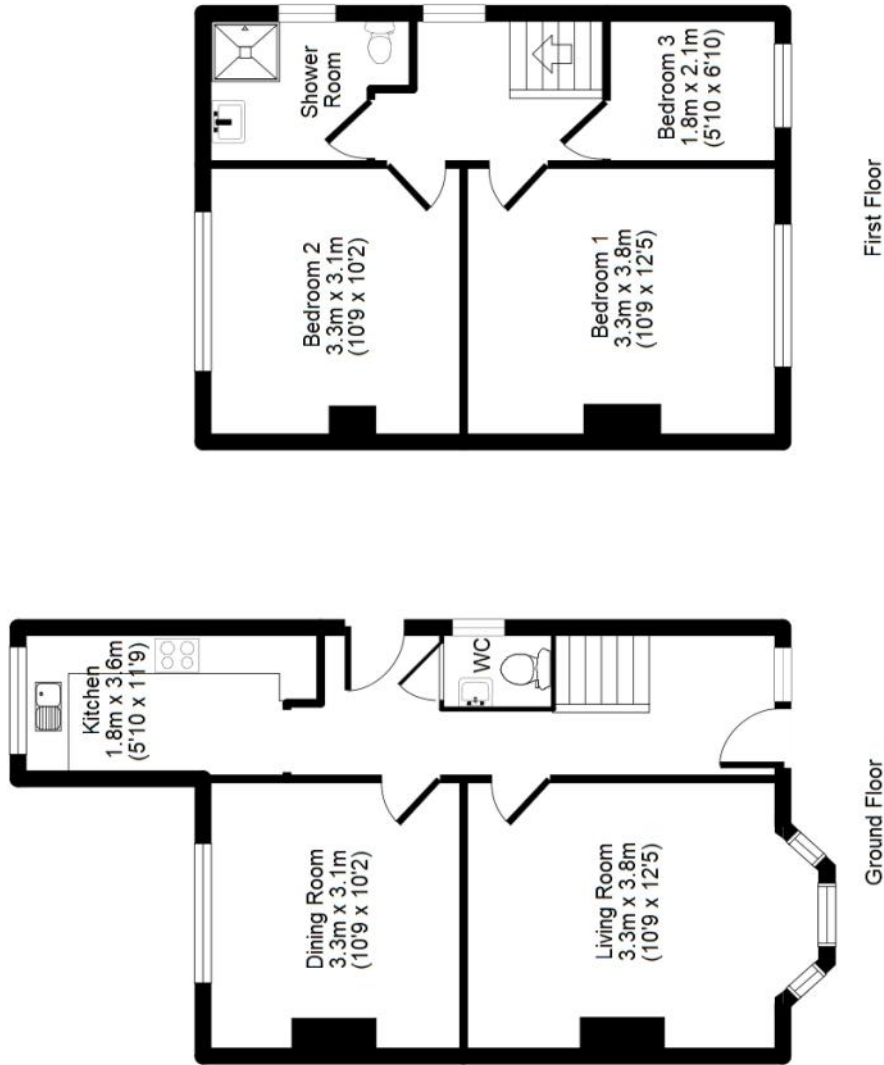
For sat nav users the postcode is: HX3 8SS

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: 75 sq. m / 808 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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