

MARSH & MARSH PROPERTIES

The Beeches, Leeds Road, Hipperholme, HX3 8NH

£750,000



Located in the highly sought after Hipperholme village, surrounded by the beautiful Hipperholme Park, to the side of the cenotaph is this rather grand five bedroomed detached property, all offered with the added advantage of NO CHAIN. A unique offering for the village, this expansive property is tucked away so that it is easily overlooked for added privacy, whilst being in a highly sought after setting. As you approach the property down a tree-lined private driveway offering a charming first impression as soon as you arrive, overlooking the park. The property has a surrounding garden, with decking, lawned and pebbled areas, all with a south facing orientation. The house offers a fantastic amount of parking with an integral double and single garage in addition to the spacious parking forecourt to the front elevation.

Internally you will find a beautifully presented property that is in a ready to move in condition with little work required. The house is in a modern and stylish décor, all with a neutral colour scheme that creates the perfect blank slate for you to add your own stamp onto. The property is split into the main building and a self-contained one-bedroomed annex that would be perfect for a family member, young adult or even could be utilised as an air-bnb. The main area of the property comprises of a large living room, beautifully presented dining kitchen, conservatory, office space, ground floor WC, well stocked utility room and four double bedrooms (each with its own en-suite and one with a large walk-in wardrobe). Rarely will you find a property with so much potential and features on offer in such a sought after residential location as this.

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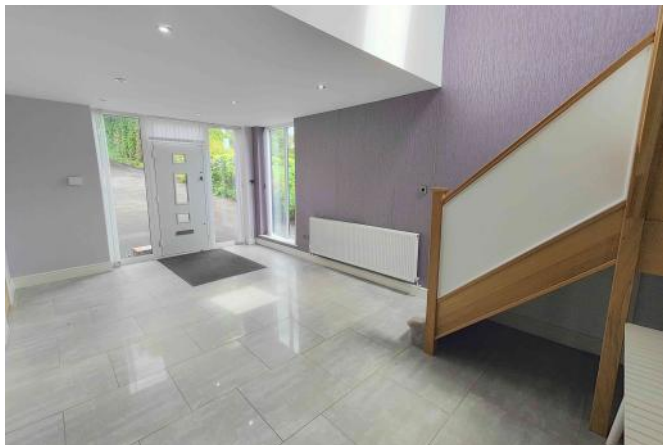
www.marshandmarsh.co.uk

Its well-connected location is on the outskirts of Hipperholme village, benefitting from being one of the most well-connected locations, offering quick and easy road access to the surrounding areas. The property is also within the catchment areas, and easy commute, of the good local schools. Brighouse and Halifax train stations are within just 5 minutes of the property, both offering quick access to the local area, including access to the Grand Central train service. The M62 motorway is just a short 10-minute drive that offers quick and easy access to the major cities of Leeds and Manchester. Hipperholme itself is home to ample local and independent shops and services, including a doctors' surgery and a dentist.

With such a cornucopia of fantastic features on offer, including its sought after parkside location, spacious internals and modern décor, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

From the front driveway a high quality composite door opens into the

GRAND ENTRANCE HALL



A large, open and spacious entrance hallway that

offers the grand reception that this property deserves. With large frontal facing double glazed windows, feature tiled flooring, double radiator and numerous ceiling inset spotlights that illuminate this large area.



From the entrance hall a wooden door opens into the

DINING KITCHEN



A fantastic communal space, the dining kitchen creates the perfect central hub for the property offering plenty of room for a large family dining table along with additional furniture. The room is bathed in natural light owing to the large floor to first floor windows to the side elevation,

overlooking Hipperholme Park, uPVC double glazed French doors to the side elevation opening onto the decking and uPVC double glazed window to the opposite side, creating a dual aspect. The kitchen has laminated work surfaces to two sides with a central island that creates a breakfast bar. With an integrated hob, modern style extractor, three integrated ovens, two vertical modern style radiators, feature tiled flooring, numerous ceiling inset spotlights, multiple down lights, integrated dishwasher, integrated fridge/freezer and an integrated sink with a stainless steel mixer tap.



From the dining kitchen a double set of wooden doors open leading into the

LIVING ROOM



A large living room that presents more than ample space for a three piece suite along with additional furniture. Another dual aspect room owing to uPVC double glazed windows to both sides that bathe the room in natural light. The living room also has two windows that look into the conservatory. A modern gas fireplace creates a natural central focal point for the whole room. With a carpeted floor, ceiling inset spotlights, double radiator and a television access point.



From the living room a wooden door opens into the

CONSERVATORY



The ideal spot to sit out and enjoy the views over the south facing garden to the rear elevation throughout the year. The conservatory also offers access to the rear elevation via its uPVC double glazed French doors. With a wood laminate floor and two double radiators.

From the entrance hallway wooden doors open into the

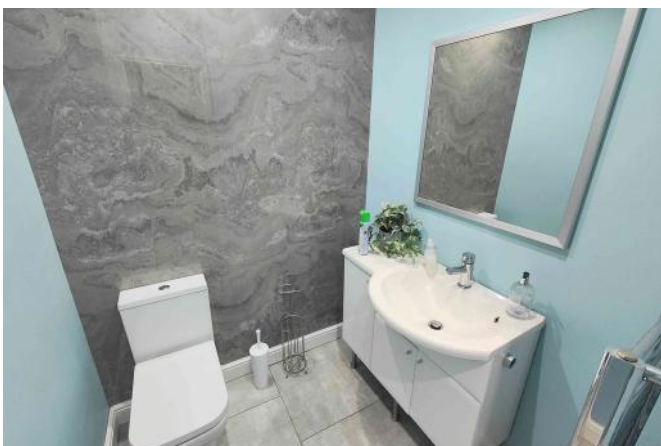
OFFICE

A fantastic addition to the property offering the ideal work from home office space. The room

could also be utilised as a snug or reading room should the new owners wish. The office offers access to the side elevation via a composite door and has a uPVC double glazed window to the side elevation. With a carpeted floor, ceiling inset spotlights and a single radiator.



WC



An excellent addition to the property offering further facilities. With a tiled floor, ceiling inset spotlights, washbasin, close coupled toilet and extractor fan.

UTILITY ROOM

A rather spacious and well laid out utility room that features laminated work surfaces to either

side of the room with ample additional space for an American style fridge/freezer and all with over and under counter cupboards and drawers. With plumbing for a washing machine, space for a dryer, housing for the boiler, uPVC double glazed window to the side elevation, ceiling inset spotlights, tiled floor and a single radiator.



From the hallway a feature carpeted staircase leads up to the

GALLERIED LANDING



With large glass panels, wooden balustrade and a large connecting area, the landing offers access throughout the first floor. The landing receives plenty of natural light owing to the mezzanine to

the dining kitchen making use of the large window to the side elevation, in addition to the skylight over the staircase. With a carpeted floor and ceiling inset spotlights.

From the landing a wooden door opens into

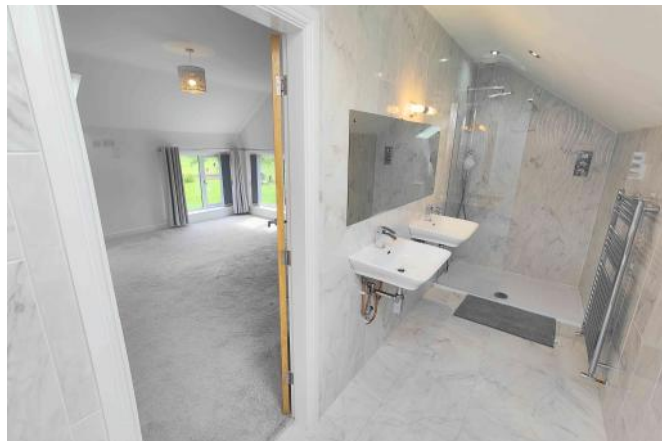
BEDROOM 1



A spacious master bedroom that benefits from being dual aspect to the side and rear elevations by its ground floor uPVC double glazed windows. The room also benefits from a large walk in wardrobe that has its own ceiling inset spotlights and Velux window, offering a fantastic amount of additional storage space. With a carpeted floor, central light fitting and single radiator.

From bedroom 1 a wooden door opens offering access into its

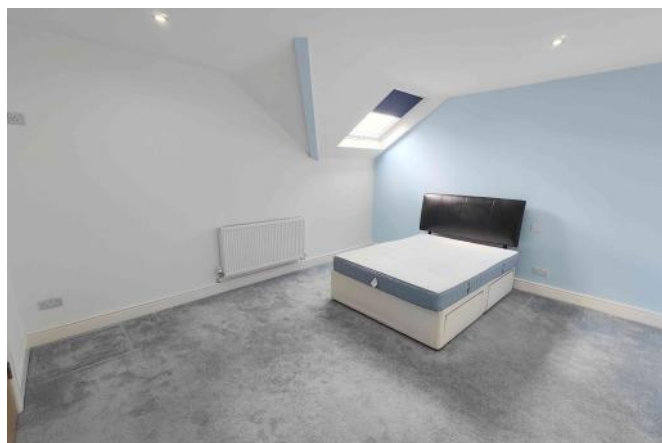
EN-SUITE



A long en-suite with a walk in style rainfall shower to the far end, with glass splashbacks, tiled floors, tiled walls, his and hers style sinks, close coupled toilet, ceiling inset spotlight, Velux window and a stainless steel towel radiator.

From the landing a wooden door opens into

BEDROOM 2



Another generous bedroom with a carpeted floor, Velux window, radiator and ceiling spotlights.

From bedroom two a wooden door opens into its

EN-SUITE



A spacious en-suite that features a panel bath, over bath shower, glass splash guard, tiled splashbacks, tiled floor, pedestal washbasin, close coupled toilet, ceiling inset spotlights, stainless steel towel radiator and a Velux window.

From the landing a wooden door opens into

BEDROOM 3



A large third bedroom that features double glazed windows to one corner at floor level. With a carpeted floor, single radiator and ceiling inset spotlights.

From bedroom 3 a wooden door opens into its

EN-SUITE

A modern and well-presented en-suite shower room with its walk in style shower cubicle, tiled splashbacks, tiled floor, pedestal washbasin, close coupled toilet, stainless steel towel radiator and ceiling inset spotlights.



From the landing a wooden door opens into

BEDROOM 4



A neatly laid out fourth bedroom with a Velux window, carpeted floor, double radiator and ceiling inset spotlights.

EN-SUITE



A neatly laid out shower room that features a corner shower cubicle, stainless steel towel radiator, tiled floor, tiled splashbacks, pedestal washbasin, close coupled toilet, Velux window and ceiling inset spotlights.

The property benefits from a completely self-contained Annex that can be accessed either via

an access door in the single garage or alternatively an external uPVC double glazed door.

ANNEX

A series of carpeted stairs provides access into the annex leading up to the

HALLWAY

A long entrance hallway that features a carpeted floor, single radiator, two Velux windows, storage airing cupboard and ceiling inset spotlights.

From the hallway wooden doors open into the

ANNEX LIVING ROOM

A generous living room offering ample space for a three piece suite. The room is dual aspect with Velux windows to either side of the room. With a carpeted floor, ceiling inset spotlights, single radiator and television access point.

ANNEX KITCHEN

A neatly presented and well-appointed kitchen that features a "U" shaped set of laminated work surfaces, over and under counter cupboards and drawers, integrated hob, integrated oven, stainless steel extractor hood, integrated fridge/freezer, single radiator, ceiling inset spotlights, Velux window, tiled splashbacks and an inset sink with mixer tap.

ANNEX BEDROOM

A spacious bedroom that offers a fantastic amount of storage space with bulk head wardrobes to one side of the room. With a carpeted floor, single radiator, ceiling inset spotlights and a Velux window.

ANNEX BATHROOM

A beautifully presented and well laid out bathroom that makes excellent use of the space on offer. With a shower cubicle, panel bath, pedestal washbasin, close coupled toilet, tiled walls, tiled floor, ceiling inset spotlights, stainless steel towel radiator and a Velux window.

GARAGES & PARKING

The property benefits from a front forecourt with ample parking spaces, accessed from the main road by a tree lined and long private driveway.



The house features two garages, one large double and a spacious single, offering ample secure parking spaces. The garages both have electric doors, points and lighting. The garages could be utilised as a workshop or for additional storage space.

GARDENS



To the rear of the property are the fully enclosed and private gardens, consisting of a pebbled area, central lawned space and numerous decking areas. The garden offers plenty for everyone and creates an ideal place to sit back and relax, have a barbeque or to entertain.



central heating.

AREA & PARK



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



TO VIEW

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

LOCATION

What3words: [///intervals.paper.assure](https://www.what3words.com/intervalspaperassure)

Google Plus Code: P5GW+J6X Halifax

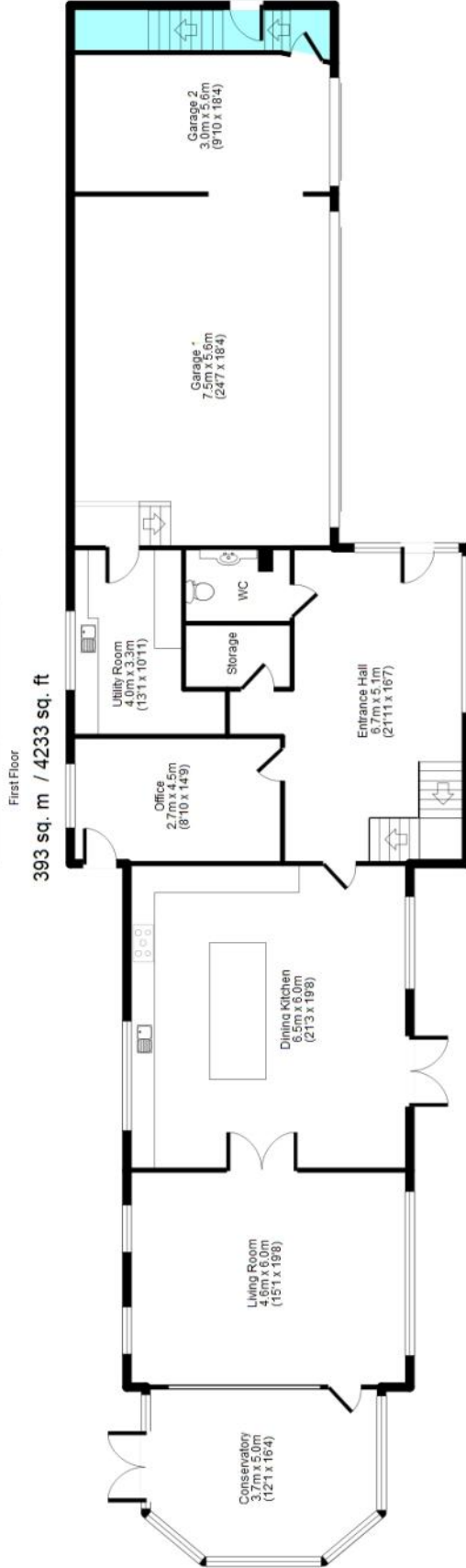
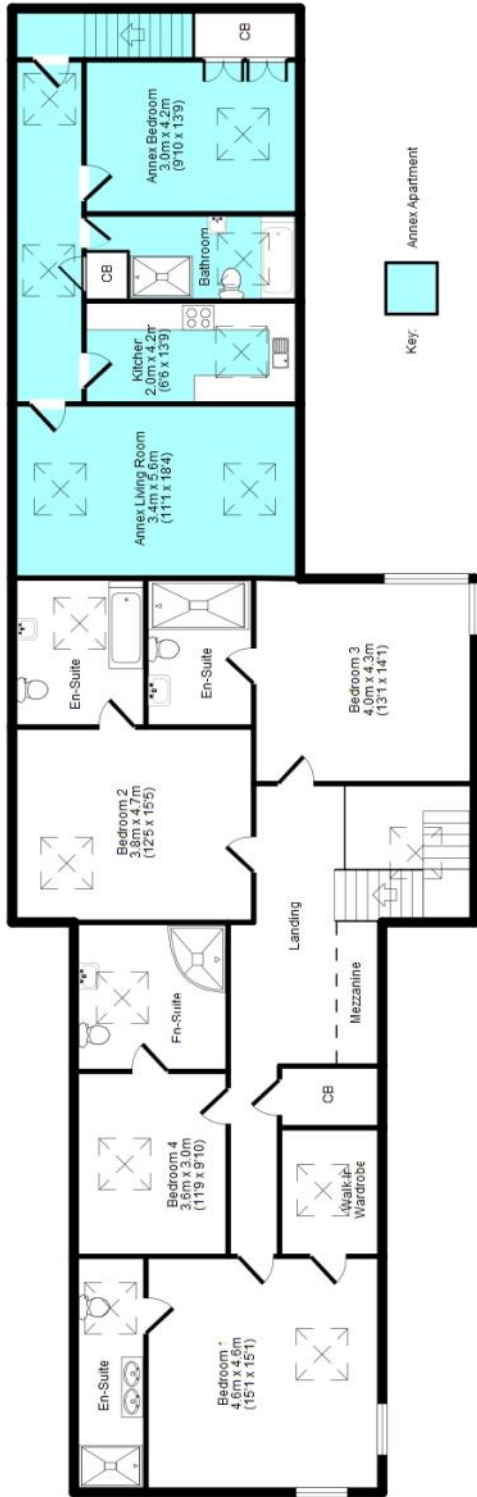
For sat nav users the postcode is: HX3 8NH

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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