

MARSH & MARSH PROPERTIES

29 Lane Ends Green, Hipperholme, HX3 8EZ

£139,950



Properties such as this, with ample character on offer, situated in a highly sought after location, nestled away in the Hipperholme village, rarely become available to the open market. A perfect property for any first time buyer, property investing landlord, or anyone looking for a well presented home. Lane Ends Green is situated away from main roads and features a peaceful and community rich setting. The property benefits from a raised decked garden, creating an ideal place to sit back and relax. The house also features a brick paved driveway, located at the front, offering private parking for a car.

Internally the property is offered in a beautiful condition, being in a neutral décor, which also displays some original cottage features, such as the beamed ceilings. The house offers the potential for any prospective buyer to move in with little work required. With its warm and welcoming living room, well-appointed galley kitchen, generous double bedroom, neatly presented house bathroom and a usable upper floor room that could be an occasional bedroom or work from home office space.

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Owing to its excellent location, this property offers fantastic transport connections; with both Halifax and Brighouse only a 10 and 7 minute drive away respectively. The Hipperholme village provides excellent shops and services in addition to its well-known bars and restaurants. The property also benefits from being within the catchment area of both good primary and secondary schools, all within walking distance. The M62 is only a short 10 minute drive away providing quick and easy access to both Leeds, Bradford and Manchester. Brighouse and Halifax train stations both provide excellent connections to the surrounding area including access to the Grand Central train service.

With so much fantastic potential on offer, including the private parking, highly sought after residential location and well-presented garden, an appointment to view is essential.

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

LIVING ROOM



A welcoming reception as you step inside the property, the living room offers a charming communal space that is light and bright owing to

the central light fitting and uPVC double glazed window to the front elevation. Immediately you notice the beamed ceiling that offers that cosy “cottage feel”. A “decorative” fire, set on a stone hearth and with wooden mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, under stairs storage cupboard, double radiator and a television access point.



From the living room an opening leads into the

KITCHEN



A well laid out galley style kitchen that features a laminated work surface, to one side, with additional under or over counter cupboards and drawers that offer a generous amount of storage

space. With an integrated hob, stainless steel extractor, integrated oven, beamed ceiling, omnidirectional ceiling spotlights, tiled splashbacks, wood laminate flooring, uPVC double glazed window to the front elevation, space for a fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.

From the living room a carpeted staircase leads up to the

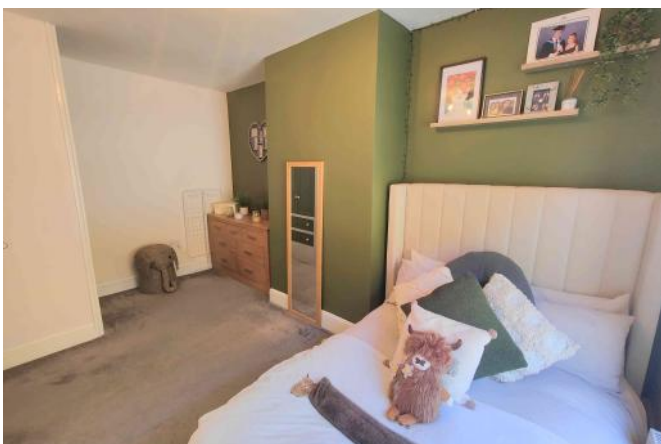
LANDING



With a carpeted floor and central light fitting.

From the landing wooden doors open into the

BEDROOM



A large and spacious double bedroom that offers ample space for a double bed along with additional bedroom furniture. The room features a charming view of the gardens via its uPVC double glazed window to the front elevation. With a central light fitting, bulk head fitted cupboard, carpeted floor and a double radiator.

BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, corner shower cubicle, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, central light fitting, tiled floor, tiled splashbacks and a stainless steel towel radiator.

From the landing a pull down ladder leads up to the

USABLE ROOM

Currently utilised as a second bedroom and work from home office, the usable room features a charming beamed ceiling and Velux window to the front elevation. With a carpeted floor and wall mounted light fittings.



place to sit back and relax or for a barbeque. Its elevated nature makes this property a real sun-trap.



GARDENS



PARKING



A brick paved driveway offers a parking space for a car.

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.

TO VIEW

Strictly by appointment, please telephone Marsh

To the front elevation, to the rear of the drive, is the elevated pebbled and decked garden. An ideal

& Marsh Properties on 01422 648400.

LOCATION



What3words: ///hope.stud.bench

Google Plus Code: P5GJ+P96 Halifax

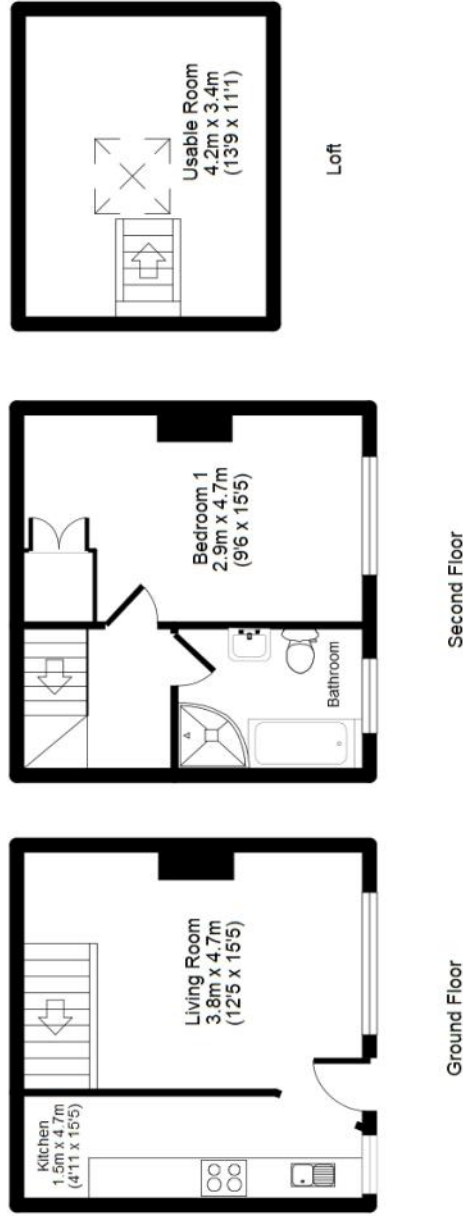
For sat nav users the postcode is: HX3 8EZ

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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Ground Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 60 sq. m / 644 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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