

MARSH & MARSH PROPERTIES

Kentmere, Kirk Lane, Hipperholme, HX3 8EU

£395,000



This three bed roomed, detached, bungalow benefits from an outstanding location in the sought after Hipperholme village; located in a lofty position, offering fantastic valley views from its rear elevation, creating a stunning backdrop. The property is offered with the added benefit of NO CHAIN and is therefore ready for occupation with immediate effect. The house is accessed via a private drive offering parking for 4 cars and features an integral double garage to the rear of the drive. The house features beautifully landscaped surrounding gardens, tailored to be low-maintenance whilst being the ideal place to sit out and relax in its multi levelled patios and terraces.

Internally the house is well laid out and presented offering a large amount of internal space and, owing to its elevated position and numerous large windows, is bathed in natural light throughout. Its neutral décor and style means that any prospective buyer can move in with little work required. The property has been valued in its current condition to reflect the required modernisation in the house. With its large and open living/dining room, spacious conservatory (benefitting from far reaching views), well-appointed kitchen, three bedrooms (all double rooms and one with a guest en-suite), house bathroom, separate WC and large under house storage area.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

With its quiet location, just a stone's throw from the centre of Hipperholme, this property benefits from all the local shops, fantastic restaurants and well-regarded services in the vicinity. From this property the M62 is only a short drive away, providing quick access to the major cities of Leeds, Bradford and Manchester; an ideal commuter's property. Both Brighouse and Halifax towns are within a short 10 minute drive, again both providing access to their excellent services including the two train stations, with fantastic rail links to the surrounding area, including the Grand Central train service. There are also good primary and secondary schools within walking distance.

Owing to the whole host of fantastic features on offer with this property, its highly sought after location and far reaching views, all offered with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate this fantastic gem.

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

ENTRANCE HALLWAY

A well-presented entrance hallway that creates the ideal impression from the moment you step inside. Being presented in a smart and neutral décor and featuring a large storage cupboard, single radiator, uPVC window to the front elevation, carpeted floor and central light fitting.

From the entrance hallway a door opens into the

LIVING / DINING ROOM



A large and open living / dining room that offers more than ample space for a three-piece-suite and a large family dining table, along with other additional furniture. Its uPVC double glazed

window, to the rear elevation, not only bathes the room in natural light but also provides an ideal view of the valley beyond. A central gas fire, on a traditional stone surround and with stone mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, two central light fittings, double and a single radiator and a television access point.



From the living/dining room a sliding double glazed door opens into the

CONSERVATORY

An excellent addition to the property that provides the best vantage point to sit back, relax and enjoy the stunning views over the garden and

the valley beyond. The conservatory features a sturdy construction and with its AC/heating unit, it becomes usable all year around. With its uPVC doors to the rear garden, wood laminate floor, central light fitting, central ceiling fan and electric access points.



From the living/dining room a wooden door opens into the

HALLWAY

With a carpeted floor, airing cupboard, single radiator, two central light fittings and a loft access hatch.

From the hallway wooden doors open into the

KITCHEN



A large and spacious kitchen, with work surfaces to two walls, featuring laminated counter tops and over and under counter cupboards and drawers. The kitchen also features an access door that leads out onto the driveway to the side elevation. The room is well lit via two sets of omnidirectional ceiling spotlights and receives natural light via two uPVC double glazed windows to the side elevation. With an integrated hob, integrated dual oven, double radiator, wood laminate

flooring, splashback tiling, plumbing for a washing machine, fitted dishwasher, space for a fridge/freezer and a 1 ½ sink with stainless steel mixer taps.



BEDROOM 1



This large master bedroom benefits from a dual aspect nature with uPVC double glazed windows to the front and side elevations and offers ample storage space owing to two fitted cupboards, a set of fitted drawers and a dressing table. There is ample space for a double bed along with additional bedroom furniture. With a central light fitting, carpeted floor and single radiator.

BEDROOM 2



A generous double bedroom, again benefitting from ample storage space with a wall length section of fitted cupboards. To the opposite side is a fitted washbasin on a laminated counter and with under counter cupboards. With a uPVC double glazed window to the side elevation, carpeted floor, central light fitting and single radiator.

BATHROOM

A large house bathroom that has plenty on offer, with its large walk-in style easy access shower, bidet, counter inset washbasin, wall mounted mirror, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights, vinyl floor, fully tiled walls and a double radiator. A counter conceals plumbing and drainage should any

purchaser wish to install a large bath into the bathroom.



WC

A separate WC with a close coupled toilet, vinyl floor, single radiator, frosted uPVC double glazed window to the side elevation and a central light fitting.

From the entrance hallway a wooden door opens into the

BEDROOM 3



An ideal guest bedroom, situated away from the other bedrooms offering a level of privacy for any guests and benefitting from its own en-suite.

Bedroom 3 benefits from charming views over the rear garden via its uPVC double glazed window. With a double radiator, central light fitting and carpeted floor.



From bedroom 3 a wooden door opens into its

EN-SUITE



A well laid out en-suite that makes excellent use of the space on offer. With a shower cubicle, electric shower, frosted uPVC double glazed window to the rear elevation, pedestal washbasin, vinyl floor, single radiator, close coupled toilet, tiled walls and ceiling inset spotlights.

BASEMENT STORAGE

An ideal addition to the property is the dry and vast storage basement; running the length of the main property and separated into numerous rooms, via the foundations, creating a large and spacious area. The storage is well illuminated via numerous light fittings; the ideal space for long term storage or to house any garden furniture when not in use.

GARDENS



The house features beautifully presented, fully landscaped, surrounding gardens on one side and to the rear of the house. This multi-tier space has

been expertly designed to be low-maintenance, whilst making the most of the gardens, to create the ideal place to sit out and relax, to entertain or enjoy a barbecue. The far-reaching views offer the ideal backdrop to the gardens and, owing to its elevated nature, is a private space. The gardens are bordered by wooden fence and hedge to enhance its privacy; a great enhancing feature for this home.



PARKING & GARAGE

The property features a large driveway with space for four cars with a double integral garage at the end of the drive offering further secure parking spaces. The garage has a central light fitting, power outlets, electric remote operated door and

a uPVC door opening, to the rear elevation, for garden access.



VIEWS



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 & Marsh Properties on 01422 648400.

DIRECTIONS

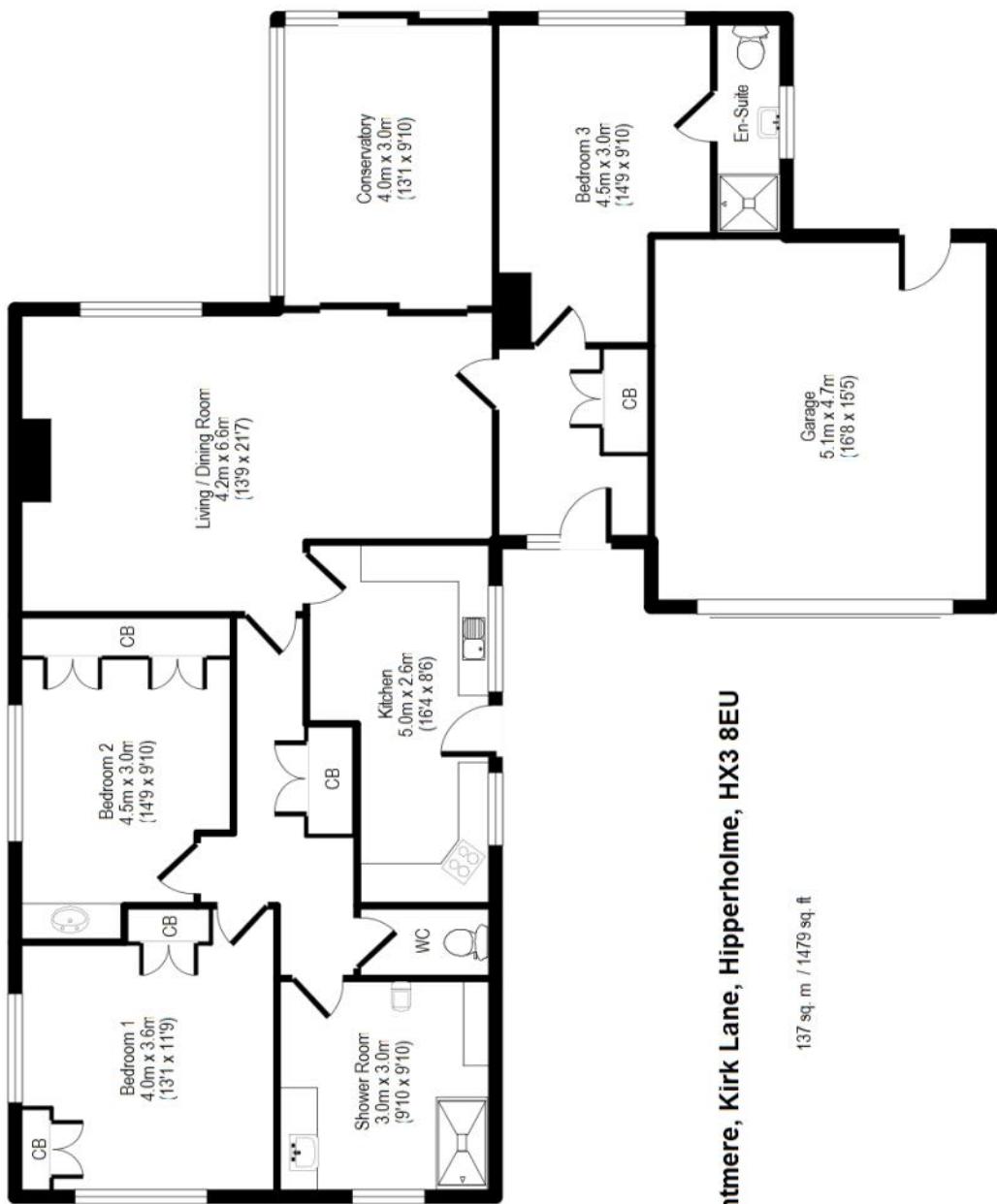
From the Marsh and Marsh Properties office head up Kirk Lane and you will see the Marsh and Marsh Properties "For Sale" sign on the left hand side. Take the left hand turn onto the private drive and look out for the Kentmere name-stone identifying the property.

For sat nav users the postcode is: HX3 8EU

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk