



## 7 Brooke Avenue, Hipperholme, HX3 8FT

Offers In The Region Of £330,000

- Immaculate 3-Bed Stone-Built Home
- Master Suite with En-Suite & Fitted Wardrobes
- Corner Plot with Landscaped Gardens
- Two Allocated Parking Spaces & EV Charger
- High-Quality Kitchen & Bathrooms
- Sought-After Location Near Amenities

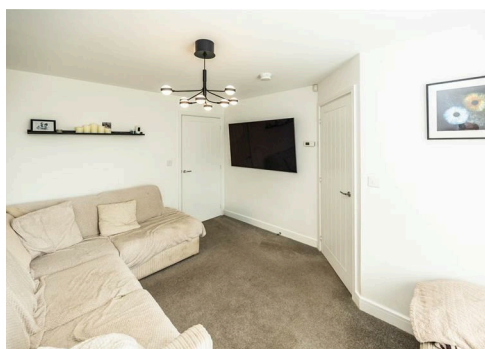
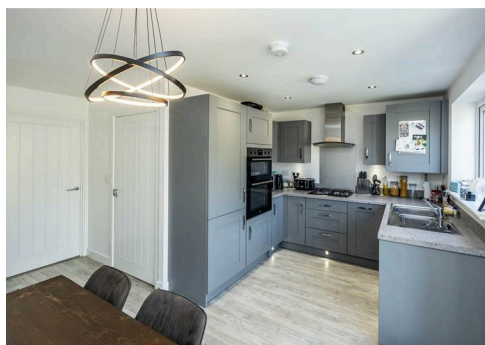
# 7 Brooke Avenue, Hipperholme HX3 8FT

IMMACULATE 3-BED STONE-BUILT CONTEMPORARY HOME – CORNER PLOT WITH HIGH-QUALITY FINISHES

This beautifully presented, modern stone-built property offers stylish and practical living in immaculate condition throughout, with high-quality fixtures, fittings, and a thoughtful layout. Complete with excellent outside spaces and parking.



Council Tax Band: C



Only two years old and owned since new, this is a superb example of a quality, low-maintenance home in a desirable location. The owners have invested in quality add-ons inside and out to make this a beautifully presented home ready to move straight into.

## GROUND FLOOR

An entrance porch with laminate flooring opens to the lounge, featuring panelling detail and contemporary décor.

A door leads through to the spacious kitchen-diner, fitted with matt grey units, gas hob, double electric oven, integrated fridge-freezer, dishwasher, extractor fan, and practical flooring and plenty of space for a dining table for family meals or entertaining.

From the kitchen, access is provided to the utility room, which includes an integrated washing machine, sink, and a WC. There is also a generous under-stair cupboard, large enough for a freezer and dryer, plus an additional cupboard housing the consumer unit.

## FIRST FLOOR

Bedroom two is a generous double to the rear, with a window overlooking the garden, free-standing wardrobes to remain, and a walk-in wardrobe.

Bedroom three is a smaller double/home office to the front.

The family bathroom is fitted to a high standard, with quality tiling and fixtures.

## SECOND FLOOR

A private door leads to the upper master suite, which benefits from high ceilings,

contemporary horizontal panelling, a landing with a front-facing window, fitted mirrored wardrobes, and an en-suite shower room with half-height tiling. Rear-facing Velux windows bring in plenty of light.

## OUTSIDE

Occupying a desirable corner plot, the gardens are designed for low-maintenance enjoyment and privacy. The stone-paved patio, artificial lawn, and composite raised decking area are complemented by sleeper-raised beds and wrap-around stone flagging. A shed offers extra storage, and a side gate provides easy access. The rear is fully enclosed with fencing for privacy.

Two allocated off-road parking spaces are situated to the rear, along with an electric vehicle charging point.

### **Agent Notes & Disclaimer.**

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.

### **Shared ownership resale**

This home is available at full market value on a shared ownership resale. The current seller's agreement with Yorkshire Housing will end upon completion, and the new buyer will acquire 100% ownership. The property will no longer be subject to any shared ownership arrangement, giving the purchaser full and independent ownership.

