



50 The Grove, Hipperholme, Halifax, HX3 8JN

£415,000

- Prestigious tree-lined location on one of Hipperholme's most desirable roads
- Beautifully presented three-bedroom semi-detached home
- Spacious wrap-around lounge with wood-burning stove
- Attractive dining room with cosmetic feature fireplace
- Modern fitted kitchen with separate utility room
- Ground floor WC and integral garage
- Private driveway providing off-road parking
- Stunning mature landscaped rear garden with raised deck and summer house
- Wonderful rural views from the principal bedroom
- Walking distance to Hipperholme village, excellent schools and commuter links

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Occupying a prime position on one of Hipperholme's most prestigious tree-lined avenues, this beautifully presented three-bedroom semi-detached home offers spacious and light-filled accommodation, a stunning mature rear garden, driveway and integral garage, together with excellent potential to extend above the garage and into the loft space (subject to the necessary consents). Ideally located within walking distance of the village, highly regarded schools and excellent commuter links, this is a superb family home combining lifestyle, location and future potential.



Council Tax Band: D



Positioned on one of Hipperholme's most prestigious tree-lined avenues, this beautifully presented three-bedroom semi-detached home combines generous family accommodation with superb established gardens, offering an exceptional lifestyle opportunity in a highly desirable location.

From the moment you arrive, the property's attractive kerb appeal is evident. A private driveway provides off-road parking and leads to an integral garage, whilst mature trees, established planting and low-maintenance slate landscaping create an elegant frontage in keeping with this sought-after address.

A generous entrance porch provides practical everyday space for coats and shoes before leading into a welcoming hallway with attractive tiled flooring, useful under-stairs storage and a convenient ground floor WC.

The kitchen has been thoughtfully designed with an excellent range of fitted wall and base units, complementary work surfaces, ceramic sink, four-ring gas hob, electric oven and solid wood flooring. The adjoining utility room offers excellent additional storage together with plumbing for laundry appliances, a further sink, space for a fridge freezer and houses the central heating boiler. Internal access to the integral garage further enhances the practicality of the home.

To the front of the property, the elegant dining room enjoys pleasant views over the front garden and centres around an attractive cosmetic feature fireplace, creating an ideal setting for both family meals and formal entertaining.

The spacious wrap-around lounge is undoubtedly the heart of the home. Beautifully decorated in neutral tones, this impressive living space features a characterful wood-burning stove set within an attractive fireplace and enjoys direct access onto the raised decking, effortlessly connecting indoor and outdoor living.

Stepping outside, the rear garden is a true highlight. Beautifully established and thoughtfully landscaped, it offers an extensive lawn surrounded by mature shrubs and specimen trees, creating a wonderful degree of privacy. A raised deck provides the perfect space for summer entertaining and al fresco dining, whilst a charming summer

house nestled at the end of the garden offers an ideal retreat.

The first floor continues to impress with high ceilings, original stripped internal doors and an abundance of natural light provided by a large feature window on the half landing.

There are three well-proportioned bedrooms comprising two generous doubles and a comfortable single bedroom. The principal bedroom overlooks the rear garden and enjoys delightful long-distance views across neighbouring fields, whilst also benefiting from fitted storage. The second double bedroom also features built-in storage, with both front bedrooms overlooking the attractive tree-lined avenue.

Completing the accommodation is a spacious family bathroom fitted with both a full-size bath and a large walk-in shower. Dual obscure glazed windows allow excellent natural light while maintaining privacy, creating a bright and airy space.

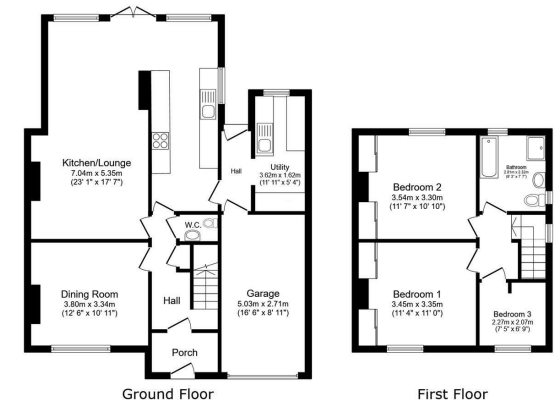
Throughout, the property has been tastefully decorated in neutral tones, complemented by quality wool carpets, tiled flooring and a wonderful feeling of light and space created by the consistently high ceilings.

Perfectly positioned within walking distance of Hipperholme village, the property enjoys easy access to an excellent range of independent shops, cafés, restaurants and everyday amenities. Families will appreciate the proximity to highly regarded local schools, including the renowned Hipperholme Grammar School, while commuters benefit from excellent transport connections to Halifax, Brighouse, Leeds and Manchester.

Properties on The Grove are consistently among the area's most desirable homes, and opportunities to purchase on this prestigious avenue are always in strong demand and this is chain-free too. Early viewing is therefore highly recommended to fully appreciate both the accommodation and the outstanding setting on offer.







Total floor area: 124.9 sq.m. (1,345 sq.ft.)

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