



Waverley Crescent, Hipperholme, HX3 8EH
Offers In The Region Of £185,000

E&H Holmes
ESTATE AGENTS

NO ONWARD CHAIN

A delightful, two bedroom, semi-detached house located on Waverley Crescent in the thriving village of Hipperholme. This property boasts a light and airy reception room, perfect for relaxing or entertaining guests. With two well proportioned bedrooms, there is ample space for a small family or guests to stay over. The house features a four piece bathroom, ensuring convenience and comfort for all residents. The attic has a Velux window and has been plastered and carpeted.

The semi-detached style provides a sense of privacy while still being part of a friendly community. Whether you're looking for a starter home or a cosy place to downsize, this house offers a perfect blend of comfort and functionality.

Waverley Crescent is known for its pleasant surroundings and friendly atmosphere, making it an ideal location for those seeking a peaceful lifestyle. The village of Hipperholme itself offers a range of amenities including shops, schools, and parks, all within easy reach of this lovely property.



Side Entrance Vestibule

Cupboard housing boiler (FSH). Tiled flooring. Single glazed wooden door to side elevation.

Cloakroom

Low flush W.C. UPVC double glazed window to side elevation.

Entrance Hall

Radiator. Wooden door to front elevation.

Lounge 13'4" x 13'5" (4.086 x 4.113)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 9'4" x 13'3" (2.852 x 4.062)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Gas cooker point. Plumbing for washing machine. Radiator. Two UPVC double glazed windows to rear elevation.

Landing

Stairs leading from entrance hall. Loft access via pull down ladder. UPVC double glazed window to side elevation.

Bedroom One 11'1" x 12'3" (3.387 x 3.759)

Fitted wardrobes. Two cupboards. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 12'0" x 8'1" (3.672 x 2.484)

Radiator. UPVC double glazed window to rear elevation.

Bathroom 8'9" x 8'3" (2.678 x 2.522)

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Radiator. UPVC double glazed window to rear elevation.

Attic Room

Accessed via pull down ladder. Plastered and carpeted. Velux window.

Parking

Removal of fence panel will enable driveway parking to the rear (drop kerb to rear).

Rear Garden

Low maintenance patio and artificial lawn garden to three sides. Shed.

Council Tax Band

B

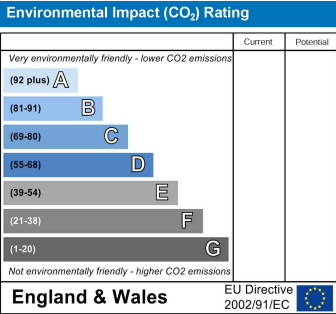
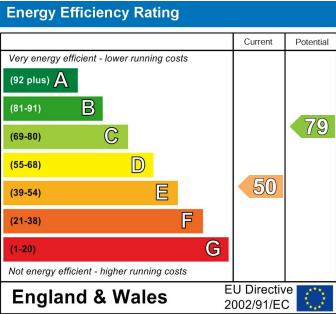
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
latter.popped.behave

Disclaimer

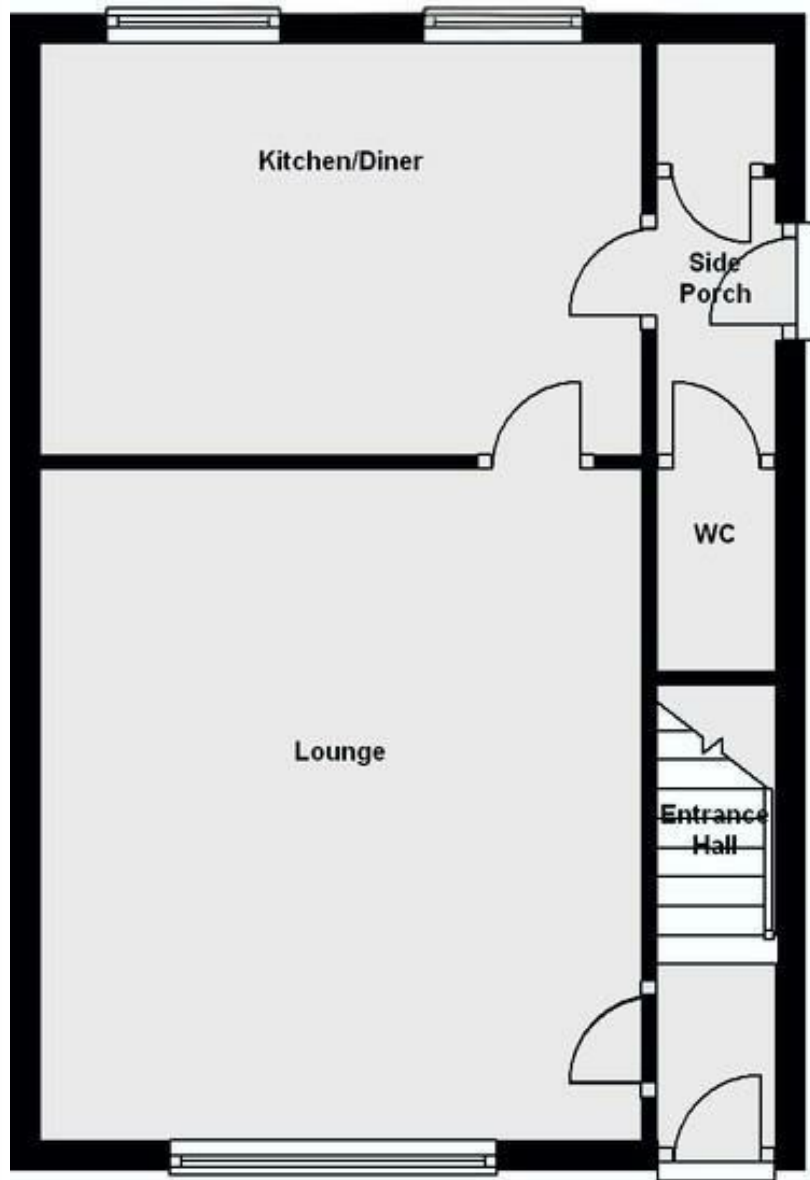
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Ground Floor



First Floor

