

# MARSH & MARSH PROPERTIES

*The New Rock, Scammonden Road, Barkisland, HX4 0DE*

**£595,000**



**\*\*ATTENTION TO ALL YOUNG/GROWING FAMILIES OR ANY INVESTORS\*\*** This property is situated in one of Calderdale's most desirable locations with magnificent views, walks and the Pennine moors all on your doorstep, along with easy access to the M62 corridor for fast commuting to Leeds or Manchester. Potentially this property can make a terrific investment to modernise into a large four bedroom semi-detached family home or (as is now) a two bedroom cottage and the main dwelling with two large bedrooms. Either way, it is an exciting and profitable venture for any prospective buyer. This four bedroom property sits on a large plot with a wonderful paddock which has several benefits and potential. This could also be a lovely home for anyone wishing to have a separate property to rent out or Airbnb. The property briefly comprises; Side entrance, utility/WC, dining kitchen, inner hallway, lounge, two conservatories and secure internal access to the attached two bedroom cottage all to the ground floor. To the first floor are two large double bedrooms and a wet room along with secure access to the cottage. The cottage has a dining kitchen and a lounge to the ground floor. Two bedrooms and a house bathroom to the first floor. Externally there is a large driveway to provide ample parking, gardens to the front and rear. To the side of the property there is a generous size paddock.

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### LIVING ROOM 6.5 x 4.2m (21'3 x 13'9)



A spacious sitting room with a multi-fuel stove, exposed ceiling beams and dual aspect windows to provide ample natural light.

### DINING KITCHEN 4.1 x 4.2m (13'5 x 13'9)



The Belling Range style cooker with a large cooker hood above, take centre stage of this pleasant dining kitchen which is nestled within a wide range of wall and base units. The contrasting laminate worktops compliment the kitchen along with an inset ceramic sink. There is a space and plumbing for a washing machine and a free standing fridge freezer. Splash back tiling, tiled flooring, exposed ceiling beam and a radiator complete this room.

### SIDE ENTRANCE

Accessed via a wooden door and links the utility/WC to the kitchen.

### UTILITY/WC

Base units with an inset stainless steel sink, low flush toilet, towel rail, plumbing for a washing machine and a space for a dryer. Tiled flooring, radiator, and a window to the side elevation.

### INNER HALLWAY



This spacious hall links the rear conservatory to the lounge and the dining kitchen. An open staircase leads to the first floor. From this hall there is a secure internal door which takes you through to the separate cottage. This makes it quite easy for returning the property to one larger home as seen in the floorplan.

### REAR CONSERVATORY 3.2 x 3.5m (10'5 x 11'5)





A great addition to the property is UPVC construction conservatory that opens out to the rear parking area and gardens.

#### **FRONT CONSERVATORY 2.8 x 4.3m (9'2 x 14'1)**

UPVC patio doors lead out to the pleasant gardens with superb views. Underfloor heating.

#### **LANDING**

An open staircase leads up from the inner hallway. The landing links the two double bedrooms and the house shower room. There is also a secure internal door to the landing of the cottage.

#### **MASTER BEDROOM 6.4 x 4.2m (20'11 x 13'9)**



A large double room boasting dual aspect

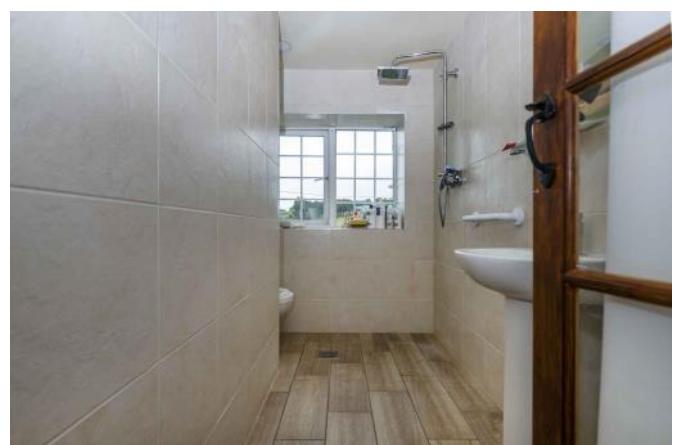
windows to provide ample natural light and stunning far reaching views.

#### **BEDROOM TWO 4.1 x 4.2m (13'5 x 13'9)**



Like the master bedroom, boasting dual aspect windows to provide ample natural light and stunning far reaching views.

#### **WET ROOM**



This three piece suite comprises of; low flush toilet, hand wash basin with a mixer tap and a rainfall shower. The walls and floor are tiled. Ceiling spotlights and a window to the rear elevation.

## COTTAGE

Ideal for a fully functional separate dwelling for an Airbnb, full rental or an independent place for your older teenager or parents to live nearby. This two bedroom dwelling is easily linked to the main house on both levels. Therefore, making it very easy to bring the property as a whole unit.

### DINING KITCHEN 4.2 x 3.0m (13'9 x 9'10)



A wide range of wall and base units offer ample storage space with laminate worktops and a stainless steel sink. There is plumbing and space for both a washing machine and a dishwasher along with a built-in oven and hob with a cooker hood above. Wood effect vinyl flooring and exposed ceiling beams complete the room. Three rear windows provide natural light and an open doorway leads to the lounge.

### SITTING ROOM 4.2 x 5.4m (13'9 x 17'8)

A generous size sitting room with exposed ceiling beams, mullioned windows, and ceiling spotlights. There is secure internal access to the main property and an open staircase leads up to the first floor.



### LANDING

The staircase leads up from the lounge. Secure access links to the landing in the main residence.

### BEDROOM ONE 4.2 x 4.2m (13'9 x 13'9)





A double room with a radiator, storage cupboard and a front elevation window with fantastic views.

#### **BEDROOM TWO 2.2 x 4.2m (7'2 x 13'9)**



#### **EXTERNAL**



Radiator and a rear elevation window.

#### **BATHROOM**

A five piece suite comprises of a bath, a separate shower cubicle, pedestal sink and a low flush toilet. The walls and floor are tiled, radiator, extractor fan, ceiling spotlights and a rear elevation window.



A large driveway provides ample parking which leads to the rear of the property. The front garden

is an enclosed lawn and patio area which catches the sun all day long and boasts a picturesque outlook. A paddock is to the side of the property and to the rear is an extended garden area with a holiday park home sectioned off with its own garden.



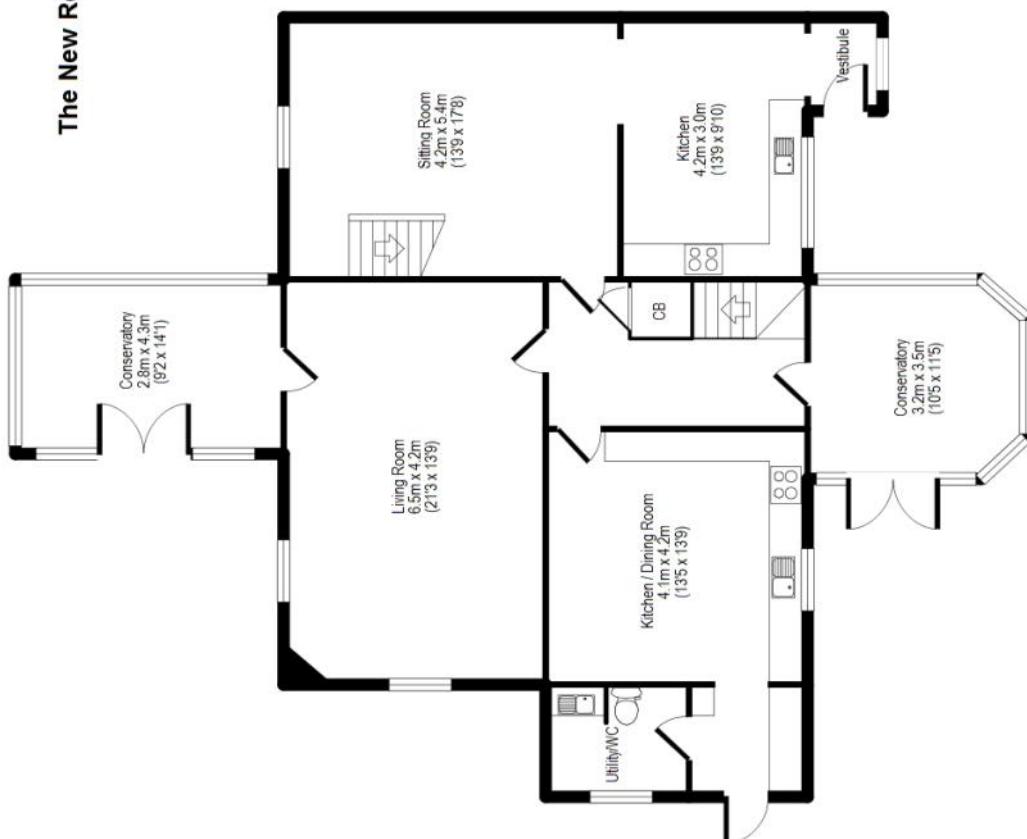
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APPROX GROSS INTERNAL FLOOR AREA: 211 sq m / 2270 sq ft



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

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