

MARSH & MARSH PROPERTIES

Crofters Cottage, Coley Road, Coley, HX3 7SA

£325,000



Crofters Cottage is a charming, four bedroomed, detached, property; situated in the well regarded and highly sought after Coley village on the outskirts of Hipperholme. This property features a raised location and benefits from charming views to all sides of the property creating an idyllic setting. The property is also offered with the added advantage of NO CHAIN. To the front of the property is a well presented and low-maintenance patio garden offering the ideal place to sit back and relax. There is driveway parking for two cars with a large garage offering an additional secure parking space. If you are in the market for that unique special something then this will be the property for you.

Internally the property offers a surprising amount of space for a cottage style home that, with some renovation and modernisation, will make an ideal family home or house for a professional couple. Just step inside and you will be impressed with everything that this property has to offer. With a large and dual-aspect living room, spacious sitting/dining room, generous kitchen (featuring a spacious pantry storage), four double bedrooms and house bathroom. With so much on offer, all with traditional features throughout, this property has something for everyone.

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Owing to its position the property also benefits from excellent transport connections, being a short distance from Hipperholme village, Northowram village and the Shelf roundabout. The M62 is a short 10 minute drive, providing quick access to the major cities of Leeds, Bradford and Manchester. Both Brighouse and Halifax train stations, all within a short drive or bus route (bus route accessed from a close convenient bus stop), provide access to outstanding rail links including the Grand Central train service. The property is within a short commute of outstanding primary and secondary schools.

Owing to the numerous fantastic features on offer with this property, its spacious internals, cottage style and outstanding views, all with the advantage of NO CHAIN, this property certainly requires an internal inspection.

From the front of the property a wooden door opens into the

PORCH

A welcoming entrance porch that provides the ideal barrier from the external aspect to the internal. With a tiled floor and double glazed windows.

From the porch a wooden door opens into the

SITTING/DINING ROOM



A welcome reception into the property, the sitting room would also make the ideal dining room depending on the requirements of the new

owners. The room features a charming beamed ceiling and receives ample natural light from the curved bay double glazed windows that feature secondary glazing. A central gas fire, on a marble hearth and with wooden mantelpiece, creates an ideal central feature for the whole room. With a wooden Parquet floor, wall mounted light fittings and double radiator.



From the rear of the sitting/dining room a wooden door opens into the

KITCHEN





This spacious kitchen features laminated work surfaces to three sides, all with over and under counter cupboards and drawers, offering ample work space. To one side of the kitchen there is space for a dining table. A wooden bi-fold door opens into the large pantry space offering plenty of shelf storage for food items with further storage extending under the stairs. With an integrated hob, integrated oven, extractor hood, space for a fridge/freezer, double glazed window to the rear elevation, ceiling inset strip lights, boxed ceiling, dado rail, wooden flooring and a 1 ½ stainless steel sink with stainless steel mixer tap.

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

LIVING ROOM

A large and long living room that benefits from a dual aspect with a double glazed bay window to the front elevation and a double glazed window to the rear elevation overlooking the fields. A stonework fireplace creates a fantastic central feature for this room in addition to the beamed ceiling. With a carpeted floor, dado rail, picture

coving, two double radiators and a television access point.



From the sitting/dining room a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, single radiator and loft access hatch (offering access to the boarded storage loft).

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that benefits from ample space for a king sized bed along with additional furniture. A set of fitted wardrobes offers a large amount of additional storage space. The bedroom benefits from a fantastic view over Coley creating a picturesque backdrop. With a beamed ceiling, carpeted floor, double glazed window to the front elevation, central light fitting and single radiator.

BEDROOM 2

Another good sized bedroom providing ample space for a double bed along with additional bedroom furniture. Bedroom 2 also benefits from charming views over fields to the rear of the

property. With a carpeted floor, double glazed window to the rear elevation, central light fitting and single radiator.



BEDROOM 3



Again offering space for a double bed along with additional furniture. With a carpeted floor, double glazed window to the rear elevation featuring charming views, central light fitting and single radiator.

BEDROOM 4



The ideal space for a guest room, child's bedroom or work from home office. With a carpeted floor, bulk head cupboard, double glazed window to the front elevation offering Coley village views, central light fitting and single radiator.

BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer. With its panel bath, over bath shower, glass splash guard, low flush toilet, vanity inset washbasin, tiled splashbacks, vinyl floor, central light fitting, double glazed windows to the side elevation, extractor fan and single radiator.

GARDENS



A well-presented patio garden to the front elevation that is fully surrounded by hedge and stone wall creating a private and secure space, ideal for sitting out and relaxing or having a barbeque.

PARKING



To the front of the property is a patio driveway offering private parking for two cars. To the rear of the drive a garage offers additional secure parking for the property that also features mains power and water supply. The property is located on a regular bus route to the surrounding areas.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of gas central heating. The property features a cellar.

TO VIEW



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Shelf roundabout head towards Hipperhome on Brighthouse and Denholme Gate Road (A644) for 0.2 miles and then turn left onto Coley Road. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

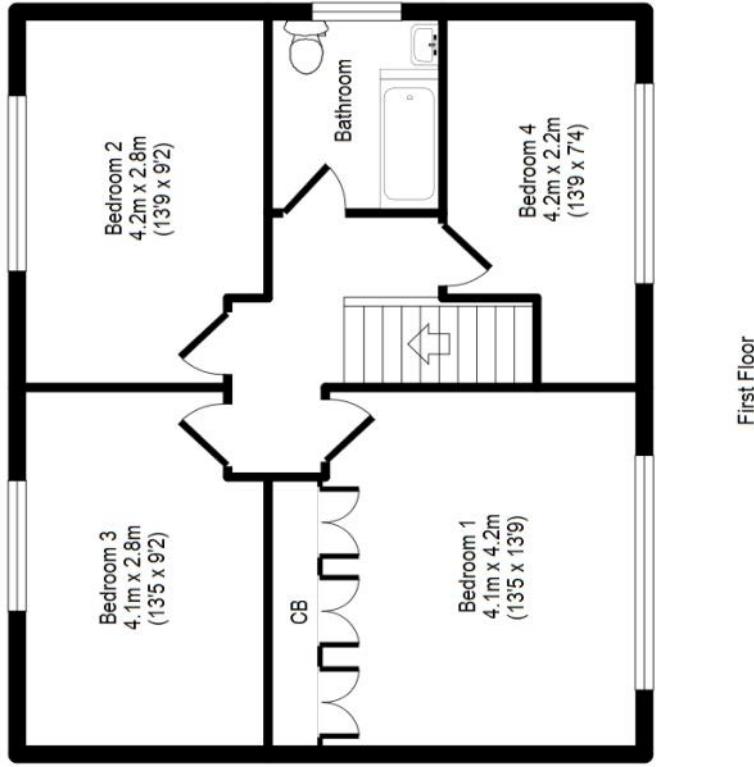
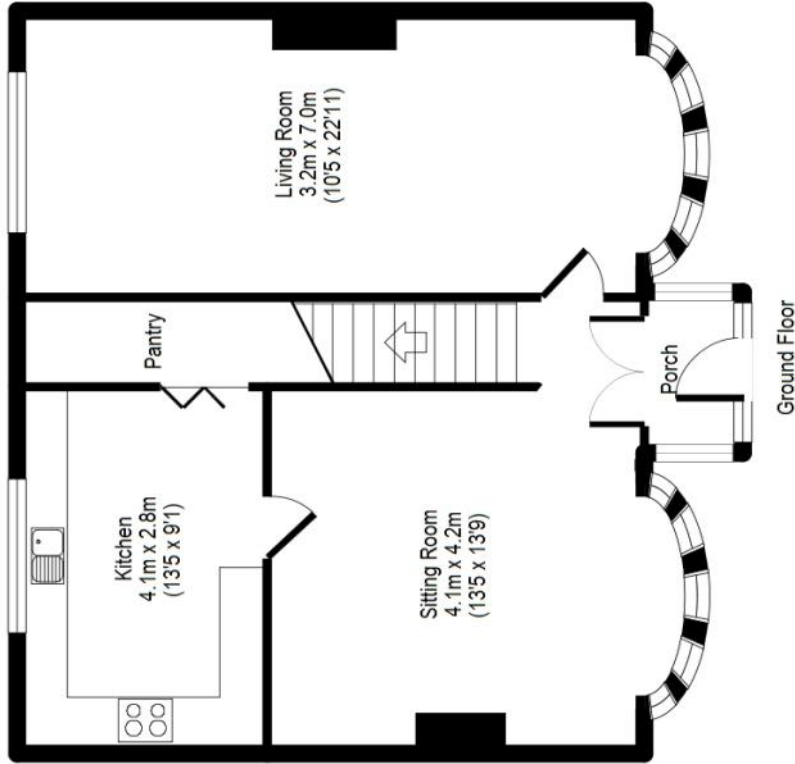
For sat nav users the postcode is: HX3 7SA

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.

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APPROX GROSS INTERNAL FLOOR AREA: 120 sq. m / 1296 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.

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