

MARSH & MARSH PROPERTIES

45 Carr House Road, Shelf, HX3 7QY

£169,950



Situated in the heart of the Shelf village is this two bedroomed, terraced, cottage. An ideal property for any first time buyer, small family or downsizing couple looking for that special something. The property has undergone a full renovation, offering a charming and well-presented home that will certainly delight. From the front of the property a stone wall enclosed patio garden, to the front of the property, offers a charming frontage that certainly enhances the kerb appeal. To the rear is a well-presented lawned and decked garden that creates the ideal place to sit back and relax or for children and pets to play. There is on street parking to the front elevation.

Internally, having undergone a full renovation, the property is presented in immaculate condition throughout, presenting the ideal opportunity for a prospective purchaser to move in with little work required. With a spacious living room, bright and welcoming dining room, well-presented kitchen, two double bedrooms (one with walk-in wardrobe), beautifully presented house bathroom and storage cellar.

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Its well-connected position provides quick access to the amenities of Shelf Village, which is within walking distance, whilst being located away from all main roads. The property is also a quick drive (10 minutes) from the M62 providing quick access to the major cities of Leeds, Bradford and Manchester. Low Moor train station is just a short 5-minute drive providing access to regular train connections to local towns and cities, including access to the Grand Central train service. The property also benefits from being close to local good schools.

If you are in the market for that “special something” then this will certainly be the one for you, with its immaculate internals, rear garden and village location, an appointment to view is essential.

From the front of the property a high quality composite door opens into the

LIVING ROOM



A beautifully presented living room that offers the ideal first impression from the moment you walk inside. The room is well illuminated via a central light fitting and alcove spot lights in addition to

the natural light via the uPVC double glazed window to the front elevation. A wood burning stove, on a stone hearth and with a wooden mantelpiece, creates an ideal central feature for the whole room and an additional heat source. With a carpeted floor, double radiator, beamed ceiling and a television access point.



From the rear of the living room a wooden door opens into the

DINING ROOM



A charming dining room that offers ample space for a family dining table to the rear corner of the room. The dining room also has a solid work surface to the front side, with a fitted fridge/

freezer offering easy access. The dining room also provides access to the rear garden via a set of uPVC double glazed French doors. With a wood laminate floor, central light fitting, ceiling inset spotlights and modern style vertical radiator.



From the dining room an opening leads into the

KITCHEN



A beautifully presented and high quality finished kitchen that is well laid out owing to the solid work surfaces in a “U” shape, all with over and under counter cupboards and drawers. With an integrated hob, integrated oven, extractor hood, wood laminate flooring, ceiling inset spotlights, uPVC double glazed window to the rear elevation,

inset stainless steel sink with a stainless steel mixer tap.

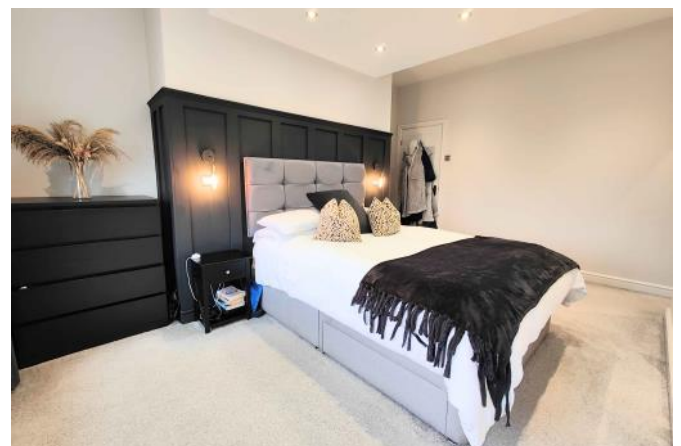
From the living room a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and alcove inset cupboard storage.

From the landing wooden doors open into

BEDROOM 1



A fantastic master bedroom that offers ample space for a double bed along with additional bedroom furniture. The room features a walk-in

wardrobe style storage area offering a large amount of space for hanging and drawers. There is also another alcove to the other end of the room with space for a dressing table. With two uPVC double glazed windows to the front elevation, numerous ceiling inset spotlights, wall mounted bedside lighting, carpeted floor and double radiator.

BEDROOM 2



Another spacious bedroom with space for a double bed along with additional bedroom furniture. With a carpeted floor, single radiator, uPVC double glazed window overlooking the garden, to the rear elevation, and central light fitting.

BATHROOM



A stylish and beautifully presented house bathroom that makes excellent use of the space on offer. With a Victorian style slipper bath, pedestal washbasin, close coupled toilet, corner shower cubicle, tiled floors, tiled splashbacks, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and a towel radiator.

From the kitchen a wooden door opens onto stone stairs that lead down to the

CELLAR

An excellent addition to the property offering additional storage space.

GARDENS



A well-presented garden that offers an enclosed area, ideal for children and pets to play in a secure setting. From the edge of the property a flagged patio leads to flagged stairs that lead up to a wooden fence enclosed lawn. The lawn leads down to the end of the garden where wooden stairs lead up to a raised decked area, ideal to sit back and relax or to have a barbeque.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

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

LOCATION

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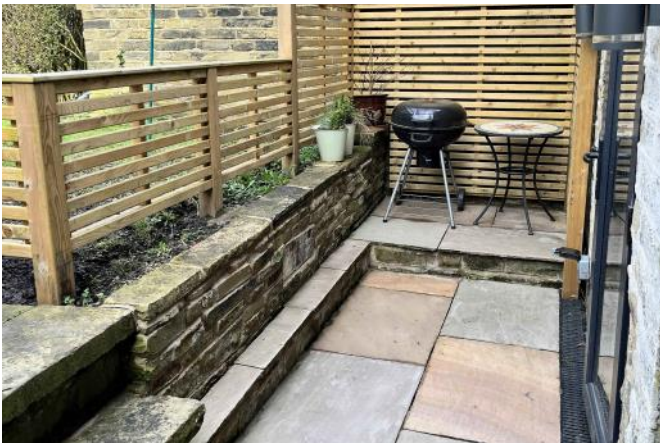
Google Plus Code: Q54R+PJ7 Halifax

For sat nav users the postcode is: HX3 7QY



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.



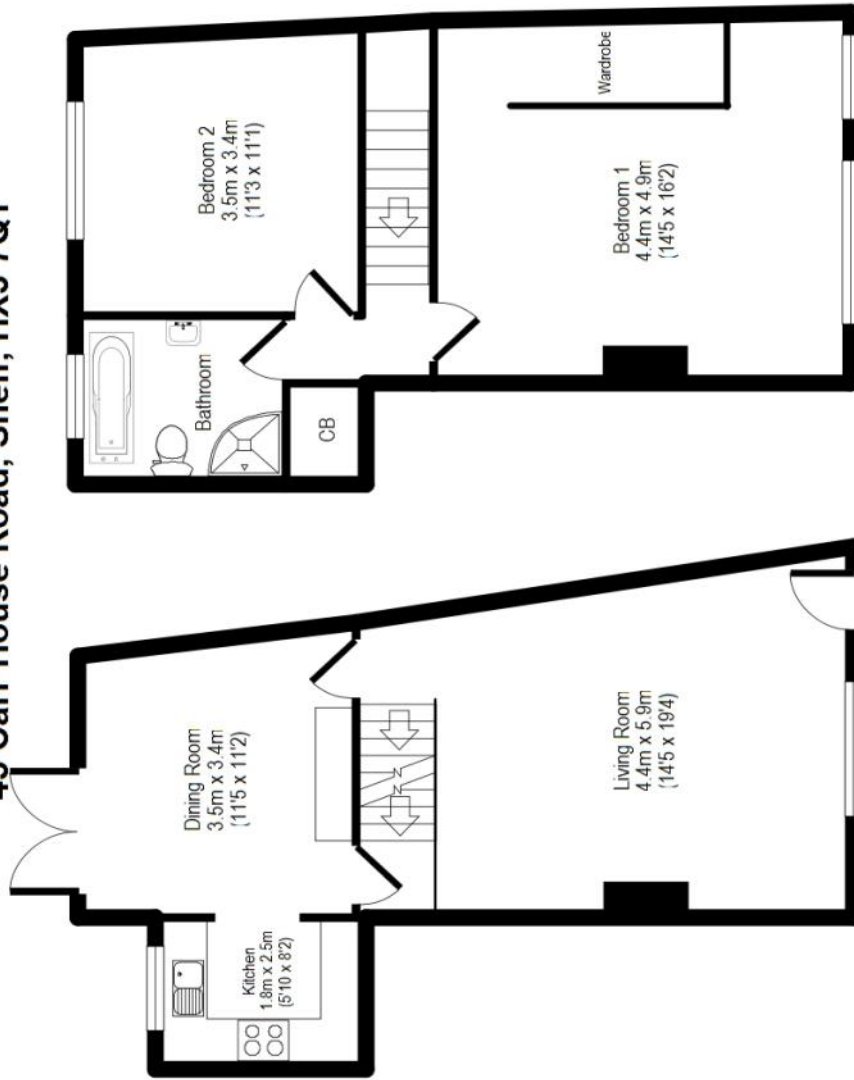
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PARKING



To the front of the property there is ample on street parking.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 884 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.

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