

MARSH & MARSH PROPERTIES

1 Kew Hill, Blackley, Huddersfield, HD3 3SY

£525,000



****AN INTERNAL INSPECTION DOES NOT COME ANY MORE HIGHLY ADVISED TO FULLY APPRECIATE THIS ABSOLUTELY WONDERFUL PROPERTY**** Set in approximately one and a half acres of private grounds is this superb, detached family home, which boasts an abundance of character and charm along with stunning far reaching views. With **THREE DOUBLE BEDROOMS** (Two with en-suite facilities) this will make a long term home for most families, even more so with current planning consent for a double story extension to the side of the property. Conveniently situated to both Huddersfield and Halifax along with the M62 and several local schools. This Grade Two listed property has been realistically priced and therefore an early viewing advised. In brief comprises of; Entrance porch, open plan entrance hall which leads straight to the lounge, kitchen, dining room, modern bathroom and a conservatory are all to the ground floor. To the first floor are three double bedrooms, two of which have en-suite facilities.

Externally are extensive enclosed gardens, a driveway accessed via electric gates provides ample parking, two summer houses, two garden sheds and a detached garage all with power and light.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE PORCH

Great for any dog lovers out there to clean and dry your pets before entering the house! Easy access is through the double glazed French doors onto a Slate tiled floor, exposed beams, and wooden double glazed mullion windows. A UPVC door takes you through to the property.

ENTRANCE HALL



Step over the threshold and you are immediately impressed with the charm and character of this property which sets the precedent for the rest of your visit. The solid oak floor runs through to both the lounge and the kitchen. Exposed stone walls and staircase provide that cottage feeling along with the handmade internal doors with traditional hinges and latches which continue throughout the property. A double glazed window, with secondary glazing is to the front elevation along with the UPVC door to the porch.

LIVING ROOM 7.6 x 5.8m (24'11 x 19'0)



Many features grab your attention in this room, none more so than the stone mullion windows which stretch almost the full length of the room to both elevations which provide great natural light that is uncharacteristic for this type of property. An exposed stone fireplace with an old oak mantle

houses a coal effect, living flame gas stove. Stone walls and ceiling beams finish off the room along with the tasteful décor. There are two radiators, an under the stair storage cupboard and access to the conservatory.



CONSERVATORY



A great addition to the house which provides a great space to get away and relax. UPVC construction with an exposed stone base and a radiator.

KITCHEN 9.2 x 5.8m (30'4 x 19'0)

Open plan with the dining room and separated by the impressive dual aspect stone chimney breast which houses a multi-fuel, dual aspect stove that

really does continue the cottage style. The equally impressive, fitted kitchen boasts a wide range of units with either marble or solid oak worktops. Integrated appliances include a dish washer and a dryer. The large multi-fuel Rangemaster cooker is included in the sale and has a matching cooker hood above. A twin Belfast style sink comes with a traditional design chrome mixer tap. The oak floor continues throughout the kitchen and through to the dining room. Same as the lounge, this room again boasts fabulous, dual aspect stone mullion windows which are matched by those in the dining room. A centralised stone chimney breast separates the kitchen from the dining room and boasts a large, dual aspect multi-fuel stove. Designer radiator.



DINING ROOM



The oak floor continues from the kitchen, where chimney with a dual aspect multi-fuel stove and the mullion windows with dual aspect simply continue to impress and make this a great room for when you are entertaining. Double glazed French doors lead out to a decking area. Traditional design radiator.

BATHROOM



A modern bathroom suite with a traditional design comprises of a 'claw foot' roll top bath with a chrome mixer tap and shower head, a fantastic solid wood vanity unit with a bowl hand wash basin that sits neatly on top with a chrome mixer

tap and a shortened high flush toilet finishes off the suite with great style. Exposed stone walls and ceiling beams continue the theme along with a traditional towel radiator. Extractor fan and a double-glazed window. There is also approved planning permission in place to convert this room into a utility room and separate bathroom with shower.

LANDING



This is a particularly large area which is used as an office space area. Stone mullion windows again provide great natural light and run almost the full course of the landing with far reaching views. Two radiators.

MASTER BEDROOM 5.6 x 4.8m (18'2 x 15'8)



Formerly two separate bedrooms this is now a large double room with exposed ceiling beams, an exposed red brick chimney breast, two radiators and stone mullion windows.

EN-SUITE SHOWER ROOM



A great traditional design with tasteful décor and tiling. This three piece suite comprises of a glass shower cubicle with a power shower, pedestal sink and a low flush toilet. Heated towel radiator, extractor fan, glass shelving and stone mullion windows with views.

BEDROOM TWO 2.8 x 5.8m (9'0 x 19'0)



A double room with a radiator and dual aspect stone mullion windows.



EN-SUITE BATHROOM



This modern white three piece suite comprises of a bath with an electric shower above and a bi-folding glass shower screen, a pedestal sink and a low flush toilet. Part tiled walls, extractor fan and a double glazed window.

BEDROOM THREE 3.1 x 3.7m (10'3 x 12'1)

A double room with a radiator and stone mullion windows and loft access.

EXTERNAL



The whole plot covers approximately one and a half acres of land and provide great outdoor space

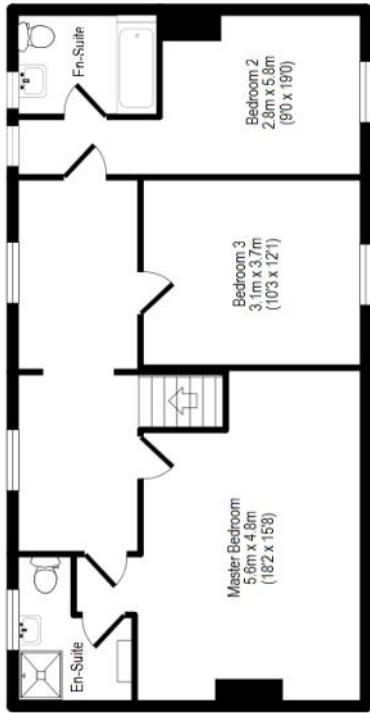
for children to play and space to work from home. There are several outbuildings (all of which have power and light) to include two summer houses, two workshops/sheds and a larger than your average garage. The spacious driveway provides much more than adequate parking and there are free standing solar panels.



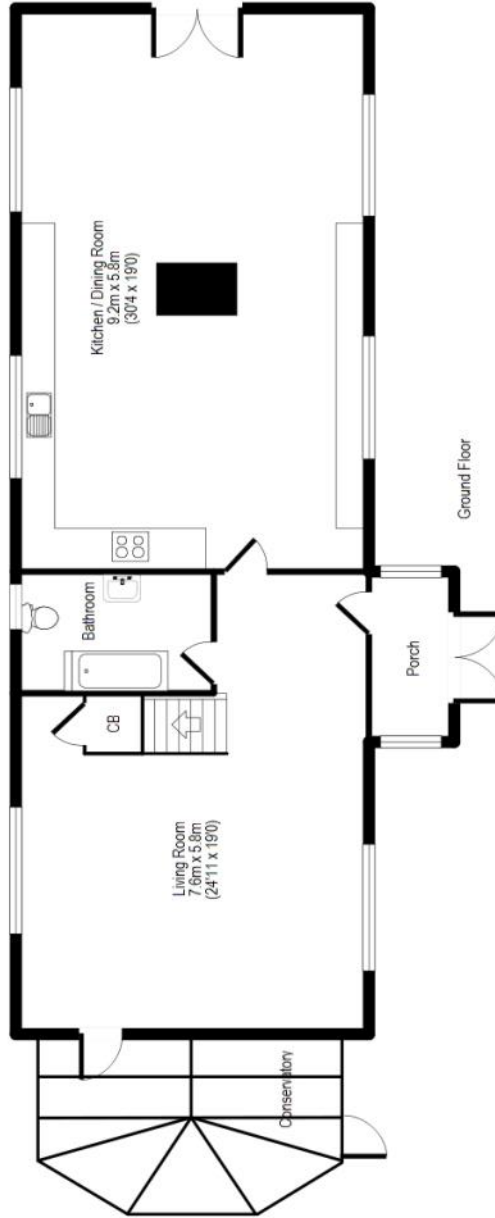
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First Floor



Ground Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
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