

MARSH & MARSH PROPERTIES

1 Bank Top, Wellgate, Greetland, HX4 8HL

£200,000



****ATTENTION ALL YOUNG/PROFESSIONAL OR RETIRED COUPLES – A TWO BEDROOM CHARACTER COTTAGE**** An internal inspection comes highly recommended to fully appreciate the character and charm of this delightful cottage, which is set on the hillside of Greetland with a wonderful outlook across the valley and beyond. This is a highly sought after and convenient location where you will find all amenities close by along with quick and easy access to the M62 corridor. In brief comprises of, Kitchen and a large lounge to the ground floor along with access to a useable basement. The house bathroom and two double bedrooms are to the first floor with a mezzanine office area over the master bedroom. Externally there is a private enclosed south facing garden to the front with beautiful views and an off street parking space.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

KITCHEN 3.0 x 3.8m (9'8 x 12'7)



A range of modern wall and base units incorporate a one and a half bowl stainless steel sink with a chrome mixer tap and splash back tiles. Along with a built-in electric oven and a gas hob with a stainless steel and glass cooker hood, there is space and plumbing for a washing machine. There are exposed ceiling beams and stonework, access to the basement, a UPVC window with views and a front UPVC stable door.

LIVING ROOM 5.3 x 5.4m (17'4 x 17'10)

Taking centre stage of this spacious living space is the highly impressive inglenook fireplace which houses a large multi-fuel stove. To compliment this stunning fireplace are the exposed ceiling

beams along with the stone windows with beautiful views and an original window bench. Fitted to one alcove there is a large, bespoke wooden TV unit with storage cupboards. Completing this room there is high spec laminate flooring, two radiators and an open staircase.



LANDING

The stairs lead up from the lounge where you will find a vaulted ceiling with exposed ceiling beams.

MASTER BEDROOM 3.3 x 5.4m (10'11 x 17'10)

With dual aspect stone and UPVC windows, this large double room boasts bespoke, fitted wardrobes which have been handcrafted from reclaimed wood. There is a stone chimney breast

which enhanced by the high vaulted ceiling and beams. There are two radiators and an open staircase to the mezzanine area.



vaulted ceiling with an exposed beam, overhead storage space and a radiator.



MEZZANINE/OFFICE 3.8 x 2.8m (9'4 x 12'7)

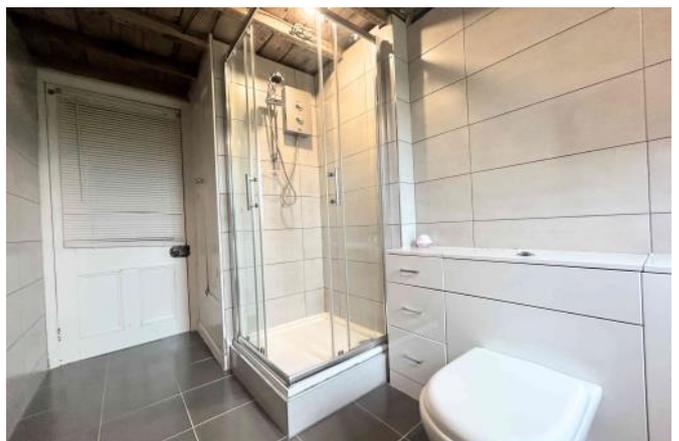


This is a great addition to the property, especially for those who work from home, as this makes a perfect office space. Here you will find a UPVC window, storage cupboard and a cupboard which houses the water tank.

BEDROOM TWO 2.0 x 3.8m (6'4 x 12'7)

This room again has fitted wardrobes which are made from reclaimed timber. Dual aspect UPVC windows with excellent views across the valley provide an abundance of natural light. There is a

SHOWER ROOM



This modern suite comprises of a shower cubicle and a vanity sink unit which also incorporates a low flush toilet. Complimenting the suite are the tasteful wall and floor tiles. Here you will also find the hot water boiler, a storage cupboard and a UPVC window.

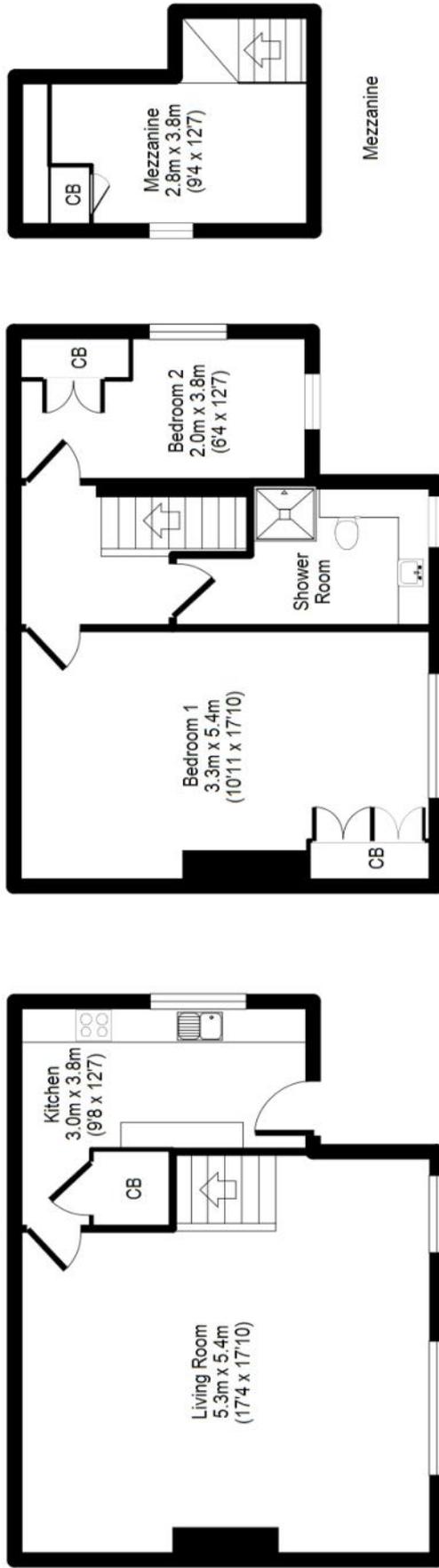
EXTERNAL



To the front of the property there is a private and enclosed garden which is south facing and boast beautiful views across the valley. There is an artificial lawn and a decking area which has a permanent canopy above. The current vendor had a hot tub situated on the decking and therefore the necessary electrics are in place should this be your desire. There are two external power sockets, lighting, and a cold water tap. There is an allocated parking area at the beginning of the garden.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

1 Bank Top, Wellgate, Greetland, HX4 8HL



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 879 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.

(c) Marsh and Marsh Properties