

# MARSH & MARSH PROPERTIES

*Bar House, Denholme Gate Road, Coley, HX3 7SB*

**£475,000**



Situated on the outskirts of Coley village, in beautiful surroundings of fields and views overlooking the Calder Valley, offering a truly impressive location. The property is also offered with the added benefit of NO CHAIN, providing a unique opportunity for immediate possession. The house is accessed via a private entry and features parking for up to four cars in the forecourt. Its surrounding gardens, to two sides, offers the perfect place to sit back and relax, in a private location, that benefits from being a sun trap. From the moment you arrive at this property you will immediately be impressed with the potential on offer.

Internally the property is in a “ready to move in condition” in a modern style whilst presenting a cottage feel throughout, albeit with ample space in every room. The house features a spacious and well-appointed kitchen, family dining room (ideal for entertaining), large living room, open plan landing (can be converted into a third bedroom), large master bedroom that benefits from an en-suite, generous second bedroom and beautifully presented house bathroom.

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

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The lodge/summer house, that is located to the rear of the property, is an active concern offering an Air BnB location that currently brings in approximately £7,000 per annum. The lodge is not fully advertised and heavily relies on repeat business so could have its income enhanced. This self-contained unit adds a fantastic addition to the property that could also be utilised as an office space for the property.

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, 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 fantastic features on offer with this property, including the charming surrounding gardens, beautifully presented internal aspect and summer house to the rear, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a stunningly presented wooden canopy leads to a solid wood stable style door that opens into the

#### DINING KITCHEN



An impressive welcome to the property, the kitchen has a cottage style feel whilst also being light and bright owing to the triple aspect windows to the rear, side and front of the

property. The kitchen is a large and open space that features solid wooden work surfaces to three walls with a central island that also creates a breakfast bar. With an alcove inset range style cooker, extractor hood, double radiator, fitted washing machine, fitted dishwasher, splashback tiling, tiled floor, central light fitting, fitted fridge/freezer, over and under counter cupboards and drawers and an inset porcelain sink with stainless steel mixer tap.

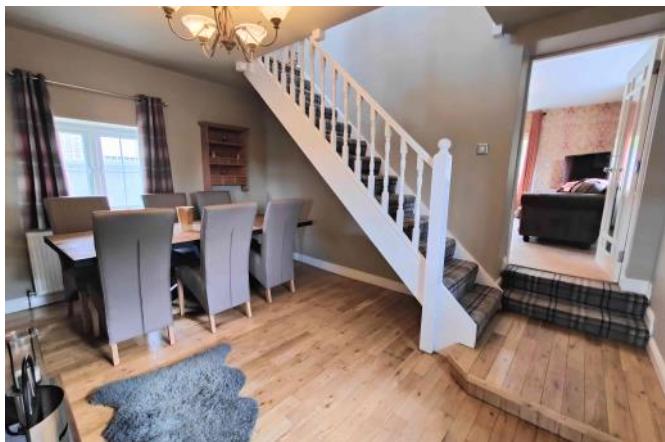


From the dining kitchen two sets of double doors open into the

#### DINING ROOM

The dining room creates the central hub for the

ground floor as well as providing access to the upper floors. The room is dual aspect with windows to the front and rear of the property. A multi-fuel stove, on a tiled hearth and with a wooden mantelpiece, offers a fantastic central feature for the room as well as a secondary heat source. The room offers ample space for a large family dining table. With a solid wooden floor, central light fitting and double radiator.



From the dining room a wooden door opens into the

### **LIVING ROOM**

A large and open living room that offers ample space for a three piece suite along with additional

furniture. The living room features a double-glazed French door, to the side elevation, leading into the gardens. The room is also dual aspect with windows to the front and rear elevations. With a central light fitting, carpeted floor, double radiator and television access point.



From the dining room carpeted stairs lead up to the

#### LANDING / SNUG ROOM



This spacious and open landing is also a snug sitting area offering space for a suite. The landing features a charming high beamed ceiling with two feature central light fittings. The landing has the potential to be turned into a third bedroom should it be required. The room features front and rear windows creating a dual aspect, double radiator and carpeted floors.

From the landing a wooden door opens into

#### BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. The room features a window, to the

front elevation, in addition to a set of French Doors that open onto a Juliet balcony overlooking the gardens. With a carpeted floor, central light fitting and double radiator.

From bedroom 1 a wooden door opens into its

#### EN-SUITE



A charming and well-presented en-suite shower room that makes excellent use of the space on offer. With a shower cubicle, rainfall shower, vanity inset washbasin, close coupled toilet, tiled floor, tiled walls, central light fitting, extractor fan and a stainless steel towel radiator.

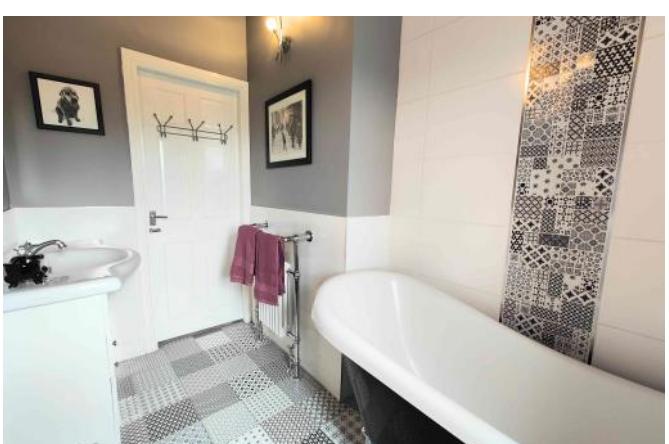
From the landing wooden doors open into

#### BEDROOM 2



A spacious second bedroom that again offers space for a double bed along with additional bedroom furniture. The room has feature beamed ceilings that offer an additional element of charm to this room. With dual aspect windows to the front and side elevations, carpeted floor, double radiator and wall mounted light fittings.

#### BATHROOM



A beautifully presented house bathroom with an attractive eclectic style. With a Victorian style slipper bath, vanity inset washbasin, close coupled toilet, frosted window to the front elevation, wall mounted light fittings, tiled floor, tiled splashbacks, single traditional style radiator with towel drying rack and beamed ceiling.

#### GARDENS





from charming rural views and is adorned with hedge, bush and trees to create an idyllic space. The house has a surrounding patio area, ideal for a barbecue with steps leading up to the main garden areas.



The surrounding gardens are a real treat to behold. This multi-tier garden space offers the perfect place to sit back and relax in a private space that is a real sun trap. The garden benefits



Some of the garden could be utilised for additional parking spaces. The parking area will have its own private access.

#### SUMMER HOUSE / LODGE



#### PARKING



To the rear of the garden is the parking forecourt that offers up to four private spaces.



An excellent add-on to the house the lodge/summer house is currently under Air BnB and generates approximately £7,000 per year. The lodge is mostly let via repeat business and with some advertising could produce a higher income.

A fantastic addition to the property.



The lodge is presented with a modern and stylish décor throughout and features a spacious living room area, small galley kitchen space, shower room and double bedroom.

#### GENERAL



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

#### TO VIEW



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

## **LOCATION**

What3words: ///cove.switch.universally

Google Plus Code: P5PP+79V Halifax

For sat nav users the postcode is: HX3 7SB

## **MORTGAGE ADVICE**

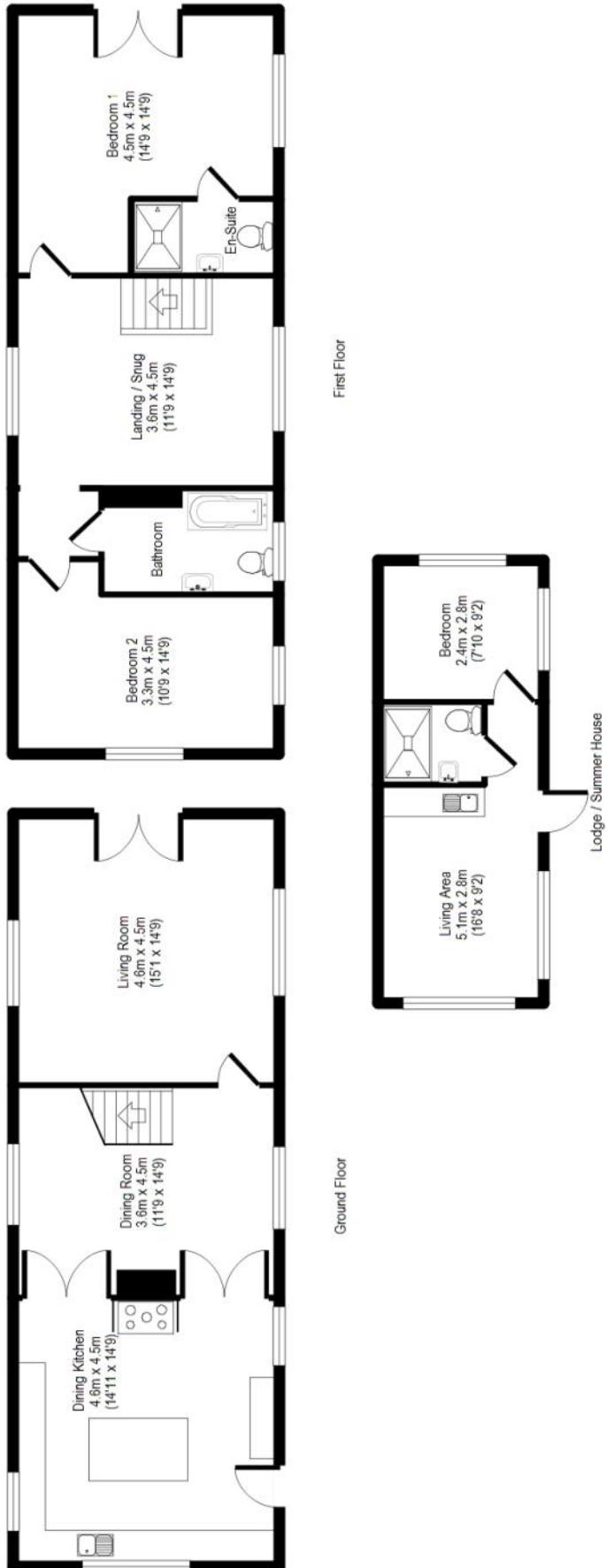
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

## **DISCLAIMER**

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## Bar House, Denholme Gate Road, Northowram, HX3 7SB

APPROX GROSS INTERNAL FLOOR AREA: 135 sq m / 1453 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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