

MARSH & MARSH PROPERTIES

992 New Hey Road, Outlane, Huddersfield, HD3 3FJ

£262,500



****ATTENTION ALL YOUNG/PROFESSIONAL COUPLES OR ANYONE LOOKING FOR A PERFECT RETIREMENT HOME**** Here we have a beautiful two bedroom cottage with good countryside views to both the front and rear, filled with character and charm. Situated in the highly sought after and convenient, semi-rural location is this delightful property which is extremely well presented throughout that is convenient to local amenities along with quick and easy access to the M62 corridor. A viewing is strongly advised to avoid any disappointment. In brief comprises of lounge and kitchen to the ground floor, with two bedrooms and the bathroom are to the first floor. Externally there is a block paving driveway and garden to the front of the house and a beautiful, enclosed minimal maintenance garden to the rear.

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LIVING ROOM 5.5 x 5.2m (18'0 x 17'0)



This is a particularly large room compared to your standard cottage and is beautifully presented with neutral décor and a newly laid carpet. Here you will find an abundance of character, starting with an impressive Yorkshire stone floor to the entrance. Added to this there is an Inglenook fireplace which houses a coal effect gas stove, and exposed ceiling beams. Fitted to each alcove are tasteful cabinets with matching shelves and lighting. To complete this room there is a useful under the stair storage cupboard, two radiators and a UPVC window with views of the surrounding hillside.

DINING KITCHEN 3.5 x 2.6m (11'5 x 8'6)



Complimented by a red brick cladding splash back is this beautiful, fitted kitchen which is in keeping with a character cottage. A range of wall and base units provide ample storage space for this size of home and boasts a Rangemaster electric oven with a matching Rangemaster gas hob with a cooker extractor above. Completing the kitchen is a one and a half bowl ceramic sink with a mixer tap, a space and plumbing for a washing machine, tiled flooring, exposed ceiling beams, radiator, a mains smoke alarm, a double glazed rear door and a UPVC window with a pleasant outlook across the open fields. The Worcester combination boiler is housed in a wall unit and comes with a full service history.

LANDING

The stairs lead up from the lounge where you will find vaulted ceilings with exposed beams, a useful storage cupboard and a radiator.

BEDROOM ONE 3.6 x 3.2m (11'9 x 10'4)

The character and charm continue with another Inglenook fireplace, a vaulted ceiling with exposed beams and the original stone mullioned UPVC windows to the rear elevation which boasts far reaching views. Completing this room there are

fitted wardrobes and a radiator.



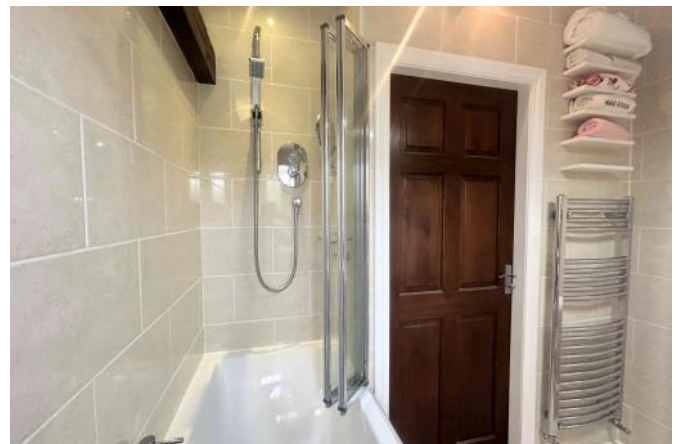
BEDROOM TWO 3.6 x 2.0m (11'9 x 6'8)



Matching the first bedroom, we have a vaulted

ceiling with exposed beams, stone mullioned UPVC windows with hillside views and a radiator.

BATHROOM



A modern white suite comprises of a bathtub with a chrome mixer tap and a power shower above and a bi-folding glass shower screen, pedestal sink and a low flush toilet. Completing the room to a high standard are the tasteful wall tiles, laminate flooring, and a chrome towel radiator. Here you will also find a vaulted ceiling with exposed beams and a UPVC window.

EXTERNAL



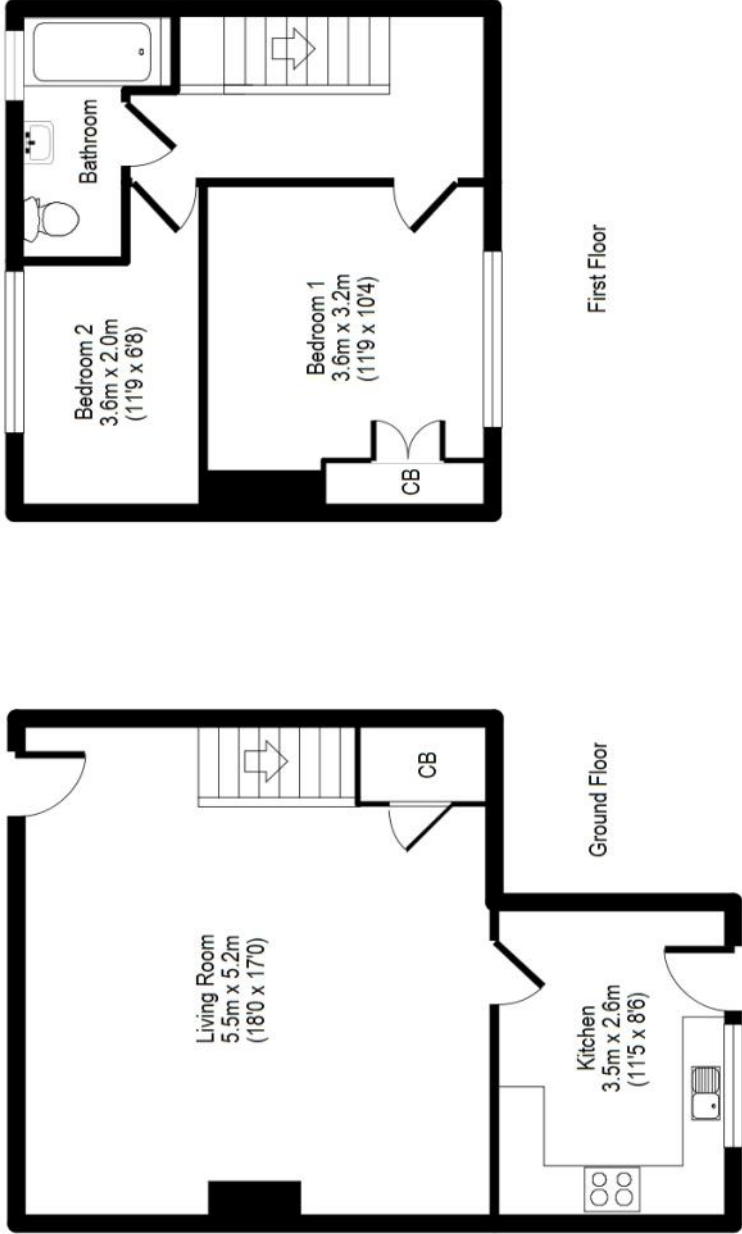
To the front of the cottage there is a lawn garden and a block paving drive. To the rear there is an

enclosed, private garden which is minimal maintenance and catches the late afternoon/evening sun until dusk. There are bespoke fitted benches, log store and external lighting, all of which are finished off with impressive stone patio.



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APPROX GROSS INTERNAL FLOOR AREA: 66 sq. m / 713 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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