

# MARSH & MARSH PROPERTIES

*Quaker Cottage, Highroad Well, Halifax, HX2 0AL*

*£275,000*



This Grade II listed, detached, property is a very distinctive building yet, if you were not looking out for it, you could easily miss this property. Nestled away in its private grounds creating a hidden nook, in Highroad Well, creating a real hidden gem that certainly requires further inspection. If you are looking for a property with plenty of character then this will be the house for you. The property features a private walled garden that is gated to the front elevation offering the perfect place to sit back and relax or to have a barbeque. To the front of the property there is ample on street parking.

The property, from the roadside, is a real TARDIS, seemingly offering a larger amount of space internally than the external aspect would seem. The house also has a charming open plan feel to the ground floor, rarely offered with period properties. The house is offered with a smart décor whilst keeping enough of the original features to create an eclectic appearance. With its large and open living room that leads directly into the garden, spacious kitchen, garden room, ground floor bathroom and three bedrooms (one with en-suite and two offering ample space for a king sized bed). Just step inside and you will immediately be impressed.

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The property is ideally located on the outskirts of Halifax, benefitting from quick and easy access to the town centre (just a 5-minute drive) and with regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area and access to the Grand Central train service. The M62 motorway is a short 15-minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to its unique nature, the spacious internals and private garden space, an appointment to view is essential in order to fully appreciate this special property.

From the side, a solid wooden door opens into the

### KITCHEN



This well stocked and appointed kitchen creates a fantastic reception from the moment you step inside. Immediately your eyes are drawn to the feature beamed ceiling that creates the ideal first impression. The long kitchen offers work surfaces to three walls creating ample work space, all with over and under counter cupboards and drawers.

With a large range style cooker unit, extractor hood, tiled floor, double glazed windows, two central light fittings, space for a fridge/freezer and a porcelain sink with mixer tap.



From the kitchen a wooden door opens into the

### DINING ROOM



This large and open dining room creates the ideal place for a family meal, entertaining or place to relax. The room offers more than ample space for a large family dining table with plenty of room left for additional furniture. The room features a large stone hearth, with a wood burning stove, creating an ideal central feature. With a wood laminate floor, beamed ceiling, dual aspect windows,

central light fitting and double radiator.



Adjoining the dining room, the living room offers plenty of space for a three piece suite along with additional furniture. The central stone hearth houses a gas fireplace creating a mirrored central feature to the dining room. With a wood laminate floor, beamed ceiling, windows to the side elevation, central light fitting and double radiator.



From the dining room two large openings lead into the

### LIVING ROOM



From the living room a wooden door opens into the

### GARDEN ROOM



The garden room is a unique addition to the property creating a seating space that overlooks the garden from its two dual aspect windows. With a carpeted floor and wooden door that

provides access to the gardens.

From the living room a wooden door opens into a small hall that leads into the

### BATHROOM



A well laid out bathroom that makes excellent use of the space on offer to create a highly functional space, ideal for sitting back and relaxing. The bathroom features a panel bath, pedestal washbasin, close coupled toilet, double radiator, two frosted windows, airing cupboard, central light fitting, tiled flooring and tiled splashbacks.

From the dining room an open style wooden staircase leads up to the

### LANDING

With a carpeted floor, Velux window and central light fitting.

From the landing a wooden door opens into

### BEDROOM 1



A rather large master bedroom that offers ample space for a king sized bed along with additional furniture. The room offers plenty of storage space in the two sets of fitted wardrobes. The whole room is bathed in natural light owing to the two dual aspect windows. With a carpeted floor, central light fitting and two single radiators.

From the master bedroom a wooden door opens into its

### EN-SUITE

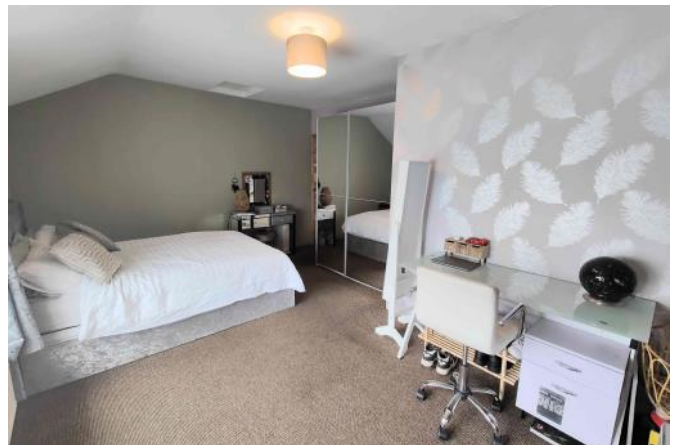


A well laid out and neatly presented en-suite shower room. With an alcove shower cubicle, counter inset washbasin, close coupled toilet, single radiator, ceiling inset spotlights, splashback tiling and vinyl flooring.

### BEDROOM 2



A large second bedroom that also offers ample space for a king sized bed along with additional furniture. With a carpeted floor, window to the rear elevation, central light fitting and a double radiator.



### BEDROOM 3



An ideal place for a work from home office, guest room or child's bedroom. The room is currently utilised as a walk in wardrobe. With a carpeted floor, window to the side elevation, central light fitting and a double radiator.

### GARDENS



To the side of the property is the fully enclosed and well-presented lawned gardens, fully enclosed on all sides to create a private space. The gardens are gated to the front in case of access requirements. A corner patio creates the ideal place to sit back and relax and a corner shed offers additional storage space.



### **PARKING**

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

### **GENERAL**

The property has the benefit of all mains services, gas, electric, water and gas central heating.

### **TO VIEW**

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

### **LOCATION**

What3words: [///forest.pines.buddy](https://www.what3words.com/forest.pines.buddy)

Google Plus Code: P4F2+6VF Halifax

For sat nav users the postcode is: HX2 0AL

### **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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## Quaker Cottage, Highroad Well, Halifax, HX2 0AL



APPROX GROSS INTERNAL FLOOR AREA: 140 sq. m / 1507 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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