

MARSH & MARSH PROPERTIES

10 Pepper Hill, Cockhill Lane, Shelf, HX3 7TH

£310,000



When something this special becomes available on the open market it is imperative to take immediate notice. This three bedroomed cottage has undergone a full and extensive renovation followed closely by building inspectors approval and certified to create a modern and stylish eco-house, set in the highly sought after Pepper Hill locale, and offered with the added benefit of NO CHAIN. From the moment you arrive you will immediately notice the quality, care and attention that has gone into the presentation of this ideal family home. The property is accessed via a private, limestone drive that serves the row of cottages and leads to the front Sorrento Tumbled Setts block paving driveway parking area to the property.

Upon approach you will notice the lush surroundings and wide open spaces with fields and traditional Yorkshire dry stone walling. This property offers a fantastic outlook, with far reaching views across the valley and beyond, to create a stunning backdrop.

Internally this property will certainly sweep you off your feet. Being presented in a neutral and stylish décor throughout, this light and bright home will certainly offer something special. The house is an eco-home, having a full electric heating system and being heavily insulated throughout offering an easy to heat and economical space. The property features under floor heating on the ground floor and a modern boiler system to service the building. With its large and open plan ground floor dining kitchen and living room, shower room, utility room, three double bedrooms (one with en-suite) and beautifully presented house bathroom.

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Conveniently positioned for easy access to outstanding primary and secondary schools, both within a short commute. The property also benefits from excellent transport connections, with access to Halifax, Bradford and Hipperholme all within a short drive. The M62 is also a short drive away, providing quick links to Leeds and Manchester. Halifax, Brighouse and Bradford, all being only a short drive away, present easy access to their excellent train services, including the Grand Central train service.



Owing to the numerous features on offer, all with the benefit of NO CHAIN, an appointment to view is essential in order to fully appreciate this rare opportunity.

From the front of the property a composite door opens into the

ENTRANCE

A light and bright entrance hall that offers plenty of space for coats and shoes and presents the ideal reception into the property. A well-lit space from its uPVC double glazed window to the front elevation, Velux window and ceiling inset spotlights. With wood laminate flooring and under floor heating.



From the entrance an opening leads into the

DINING KITCHEN



A fantastic open plan dining kitchen that offers the perfect modern styled kitchen area that will impress and delight any culinary enthusiast. Whether it be family meals, entertaining or just grabbing a quick bite to eat, this room offers the perfect setting. A “U” shaped set of laminated work surfaces offers plenty of space, with one section also being a breakfast bar. The kitchen has plenty of over and under counter cupboards and drawers offering ample storage space. The room is well illuminated via numerous ceiling inset spotlights, under cupboard lights, under counter

LED colour mood lighting and natural light from its uPVC double glazed window to the front elevation. With an integrated dual oven, integrated hob, stainless steel extractor fan, plumbing for a dishwasher, space for a fridge/freezer, Beacon Hill smoke grey LTV click flooring system, under floor heating, mirrored splashbacks and an inset stainless steel sink with mixer tap.



The dining kitchen leads directly into the

LIVING ROOM



A light, bright and spacious living room that offers more than ample space for a three piece suite along with additional furniture. The room benefits from the views overlooking the rear garden and

the fields and valleys beyond from its sliding uPVC double glazed doors and a frosted uPVC double glazed window. The room features a media wall mounting area to minimise wiring. With a Beacon Hill smoke grey LTV click flooring system, under floor heating and ceiling inset spotlights. An under stairs cupboard houses the boiler and heating system to one side for easy access and maintenance. Due to the electric nature of the heating system it is a quiet and safe system.



From the entrance wooden doors open into the

SHOWER ROOM



The shower room is an excellent addition to the property providing convenient facilities to the

ground floor. With a corner shower unit, vanity inset washbasin, soft close coupled toilet, panelled walls, wood laminate floor, under floor heating, ceiling inset spotlights, extractor fan and frosted uPVC double glazed window to the front elevation.

UTILITY ROOM

The utility area offers space and plumbing for a washing machine and dryer. With ceiling inset spotlights, laminated work surfaces, extractor fan, wood laminate floor and under floor heating.

From the kitchen area a glass panel banister and carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting, ceiling inset spotlights, Velux window and single radiator.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional furniture. The room benefits from two uPVC double glazed windows, one frosted in the dressing area and one large and long that provides

the ideal vantage point across the open views beyond, a perfect place to wake up to. With a carpeted floor, TV access point, ceiling inset spotlights and double radiator.



From bedroom 1 a wooden door opens into its

EN-SUITE



A beautifully presented en-suite that makes excellent use of the space on offer. With an alcove inset shower cubicle, vinyl floor, counter inset washbasin, soft close coupled toilet, stainless steel towel radiator, panelled walls, ceiling inset spotlights and extractor fan.

BEDROOM 2



A good sized second bedroom that again offers space for a double bed. With a carpeted floor, ceiling inset spotlights, TV access point, double radiator and uPVC double glazed window to the front elevation.

BEDROOM 3



A well-presented third bedroom that would be ideal for a work from home office, guest room or child's bedroom that could fit a double bed. With a carpeted floor, ceiling inset spotlights, TV access point, double radiator and uPVC double glazed window to the front elevation.

BATHROOM



A beautifully presented house bathroom that creates the ideal place to relax in a well thought out space. The bathroom features a light tunnel, funnelling light from the roof into the room to offer plenty of natural light. With a panel bath, corner shower cubicle, counter inset washbasin, soft close coupled toilet, panelled walls, vinyl floor, stainless steel towel radiator, ceiling inset spotlights and extractor fan.

GARDEN



To the front of the property is a brick paved area, ideal for a potted plant garden to the rear of the driveway. The front is bordered by wooden fence and offers a charming kerb appeal.

To the rear of the property is a low-maintenance potted plant garden. Bordered by dry stone wall and wooden fence to create a charming space, perfect to sit back and relax or to have a barbeque. The views from the garden, over the countryside, offer the ideal backdrop.



PARKING

To the front of the property there is a Sorrento Tumbled Setts block paving driveway that offers space for up to two cars.



GENERAL

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing. The property is a full eco-house with electric heating system, full high quality insulation and under floor heating.



TO VIEW

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



LOCATION

What3words: ///letter.truly.dose

Google Plus Code: Q54C+C79 Halifax

For sat nav users the postcode is: HX3 7TH



MORTGAGE ADVICE

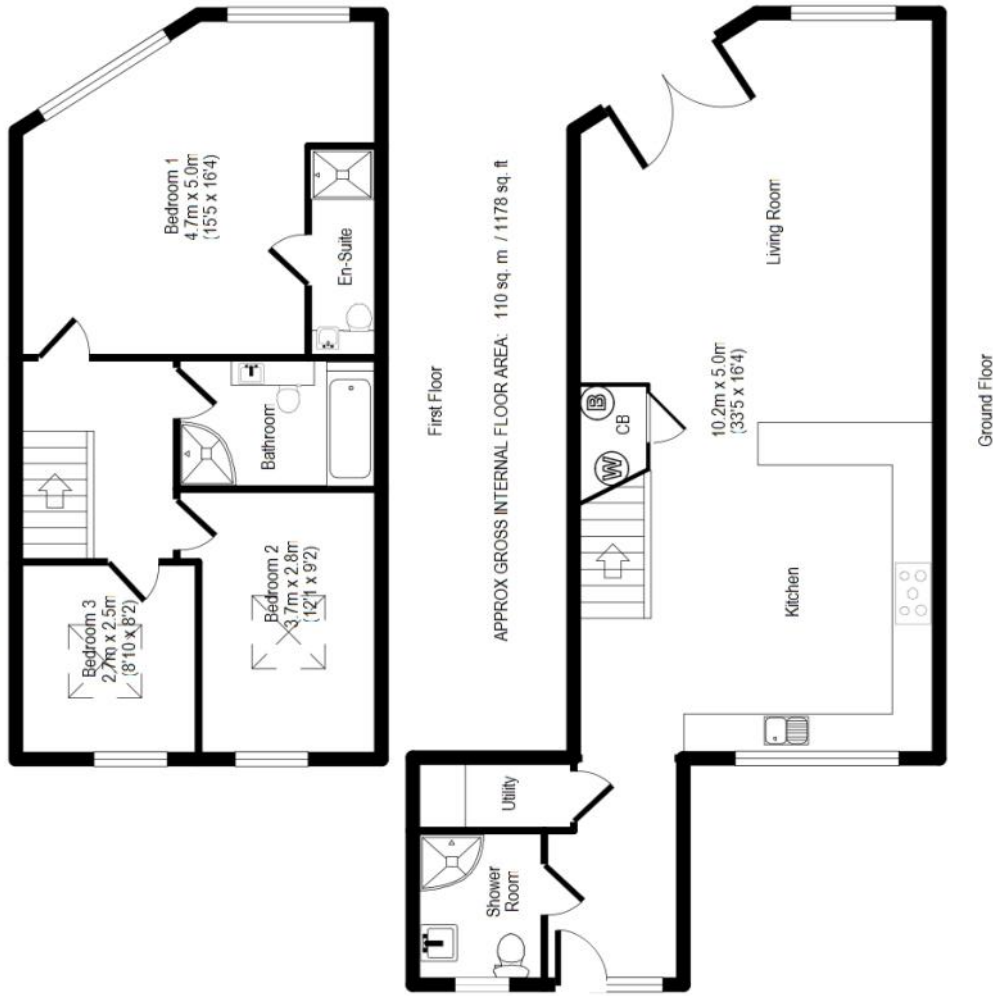
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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

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