

MARSH & MARSH PROPERTIES

13 Hays Lane, Halifax, HX2 8UL

£175,000



Situated on the outskirts of Halifax, in a semi-rural setting and benefitting from stunning far-reaching fields and valley views, is this three-bedroomed cottage. The house was originally two cottages that have been turned into one larger domicile and is offered with the added advantage of NO CHAIN. The house benefits from a low-maintenance patio garden, to the front elevation, offering the ideal place to sit back and enjoy the view. To the rear is a second patio garden, again offering an ideal seating space. The house has access to private parking, rented from a local farmer, to the front of the property (with potential for purchase).

Internally the property does require some modernisation and renovation which offers the potential for any prospective buyer to put their own stamp on their new home. The house offers a charming cottage feel throughout that will impress and delight from the moment you step inside. With its spacious dining kitchen, welcoming living room, three good sized bedrooms, house shower room and two storage cellars to opposite ends of the building. If you are looking for that unique special something this will certainly be the property for you.

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Nestled on a small row of cottages, on the outskirts of Halifax, in a quiet semi-rural location, this property offers quick commuting routes into the historical town centre. It is also within 12 minutes' drive of Halifax train station that offers cross Pennine connections with regular services to the surrounding cities, as well access to the Grand Central London train service. The M62 motorway is also only 20 minutes away offering excellent commuting potential. This property also benefits from both good primary and secondary schools within a short commute.

Owing to the fantastic nature of this property, its beautifully presented location and semi-rural setting, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate this charming cottage.

From the front of the property a uPVC double glazed door opens into the

PORCH

An excellent reception to the property that also offers a barrier from the external aspect to the internal. With a vinyl floor and central light fitting.

From the porch a wooden door opens into the

DINING KITCHEN



The dining kitchen offers a true cottage style feel from the moment you step inside, with its beamed ceilings and wooden wall features, this space is a true representation of cottage style living. There is ample space for a family style dining table, a separate seating area, and with an "L" shaped set of laminated work surfaces offering plenty of work space. The dining kitchen is well lit via a central light fitting and receives ample natural light from

its uPVC double glazed window to the front elevation. With a range style cooker unit, double radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, plumbing for a dishwasher, space for a fridge/freezer and a 1 ½ sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

LIVING ROOM

A large and open living room that follows the cottage style decor with its beamed ceiling and electric style stove, on a stone hearth and with stone mantelpiece, and featuring a brass chimney breast cover feature. The room also benefits from

a traditional styled solid stone floor that adds to the cottage feeling. With a central light fitting, double radiator and uPVC double glazed window to the rear elevation.



From the living room a wooden door opens into the

HALLWAY

The rear hallway provides access to the rear garden via a uPVC double glazed door. With a central light fitting and solid stone floor.

From the hallway a staircase leads up to the

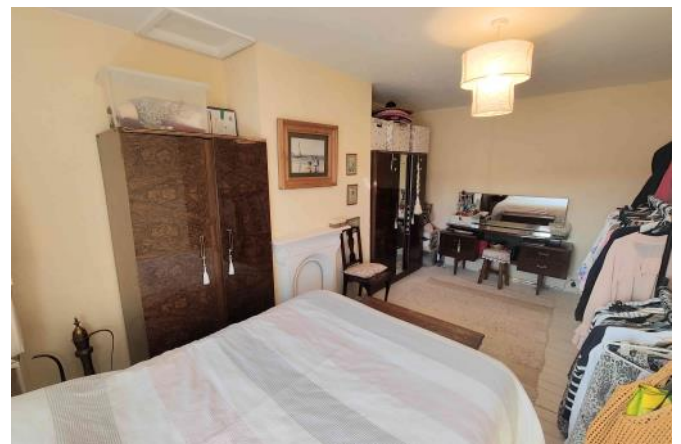
LANDING

With a solid wooden floor, double radiator, central

light fitting and cupboard storage space.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. The bedroom's uPVC double glazed window offers a charming view, to the front elevation, overlooking the fields and valleys beyond. With a wooden floor, central light fitting, cast iron feature fireplace and single radiator.

BEDROOM 2



Another generous bedroom, again offering more than ample space for a double bed along with additional furniture. With a wooden floor, central light fitting, uPVC double glazed window overlooking the views to the rear elevation, double radiator and a feature cast iron fireplace.

BEDROOM 3



Currently utilised as a walk-in wardrobe, the third bedroom is a generous size and would be ideal for use as a guest bedroom, child's room or even as a work from home office space. With a wooden floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.

SHOWER ROOM



A well laid out house shower room that features a walk-in style shower area, electric shower, vanity inset washbasin, toilet, double radiator, frosted uPVC double glazed window to the front elevation, splashback tiling, vinyl floor and a central light fitting.

From the kitchen a wooden door opens onto a storage area that also features two stone staircases. The staircases lead down to the

DUAL CELLARS

The property, being originally two houses, benefits from two storage cellars. An ideal addition to the property offering plenty of storage space.

GARDENS

To the front of the property is a low-maintenance patio garden, ideal for sitting out and enjoying the views or for a barbeque.



To the rear of the property is a charming garden space offering a second place to sit back and relax.



PARKING



The property has access to a parking area that is rented from a local farmer at £250pa. (c.£21 pcm). The parking area can be purchased outright for £2000.

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: ///headlight.wordplay.fewer

Google Plus Code: Q35V+G25 Halifax

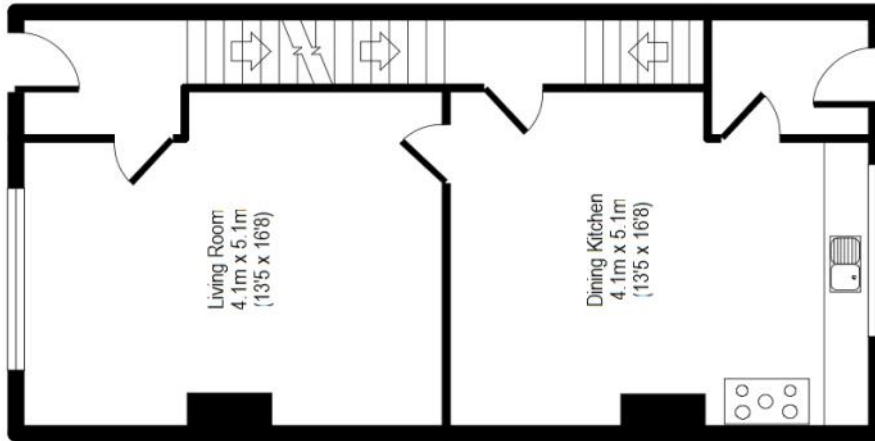
Postcode: HX2 8UL

MORTGAGE ADVICE

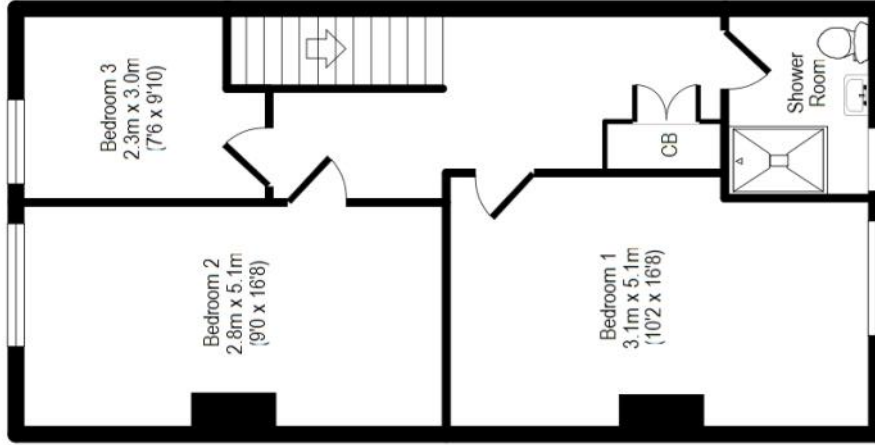
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 103 sq. m / 1103 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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