

MARSH & MARSH PROPERTIES

The Court, 12 Cock Hill Lane, Shelf, HX3 7LP

£525,000



"The Court", a four bedroomed bungalow, situated in beautiful and extensive grounds, tucked away on the peaceful Cock Hill Lane, on the outskirts of the charming village of Shelf. Originally built on the former tennis court of the nearby Spring Hall. The garden fully encompasses the property and presents a stunning backdrop and outlook, all original from its development, and presents year round colour. The main garden is a south facing orientation creating a real sun trap. Once you explore the gardens you will immediately see that this is not your usual bungalow style property as it offers that unique and special something. The property benefits from a private drive approach to the property that leads to its driveway parking for 2 cars with a double garage offering additional secure parking space.

Internally this property has plenty on offer throughout, creating a large and open family home, perfect for anyone that is looking for single floor living whilst not compromising on living space. The house features a large and open plan living/dining room that offers fantastic views of the garden and valley beyond, well-appointed kitchen, utility room, four bedrooms (one with a large master suite and all with ample space for a double bed) and shower room. From the moment you step inside you will notice the warm and welcoming feel that will certainly make you feel at home in this spacious property that offers a fantastic opportunity.

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

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The property benefits from being within the catchment area of an outstanding primary school as well as being within easy transport distance of the surrounding secondary schools. Also benefitting from good transport connections, with quick access into both Halifax and Bradford. The property also sits within a 10 minute drive of the M62 motorway, providing fantastic connections to regional cities. The Halifax and Bradford train stations also offer excellent local connections including the Grand Central train service.



Owing to the nature of this feature rich property, its stunning and expansive grounds and the highly sought after nature of this home, all positioned in a highly sought after location, an appointment to

view is essential.

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

HALLWAY

A large and open entrance hallway that offers a charming reception from the moment you step inside. With a carpeted floor, cupboard storage space, single radiator and two central light fittings.

From the hallway wooden doors open into the

LIVING / DINING ROOM



A beautifully presented living/dining room, laid out in an "L" shape offering plenty of space for a three piece suite and large family dining table. The room is a light and bright space owing to the large double glazed windows, overlooking the rear garden, that also bathe the whole room in natural light. A double glazed door offers access to the rear garden, perfect for a summer's day. An electric fire, on a stone hearth, creates a charming central feature for the whole room. To the rear of the living area is a serving hatch with a glass display case above, creating a unique feature. With a carpeted floor, central light fitting,

ceiling inset spotlights, two radiators and a television access point.



KITCHEN



A well laid out kitchen that creates the ideal work space, with laminated work surfaces to either side of the room. The work surfaces feature over or under counter cupboards offering additional storage space, all apart from one section that has a recessed cupboard in order to function as a breakfast bar. With a cooker unit, large double glazed window to the front elevation, splashback tiling, vinyl floor, ceiling inset spotlights and a stainless steel sink with stainless steel mixer tap.



From the rear of the kitchen a wooden door opens into its

UTILITY ROOM



A large utility room offering a fantastic work

space. The utility room provides access to the rear garden via a wooden door to the side elevation. The utility room has two large storage cupboards to one side. With a porcelain sink, plumbing for a washing machine, space for a dryer, space for a fridge/freezer, central light fitting and vinyl floor.

From the far end of the hallway a wooden door opens into

BEDROOM 1



A large master bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. The room benefits from a set of fitted wardrobes to one side providing plenty of storage space. A dual aspect window also offers a

large amount of natural light along with views over the garden. With a carpeted floor, ceiling inset spotlights and a double radiator.

From bedroom 1 a wooden door opens into its

MASTER SUITE



A rather large master suite, that offers the ideal place to relax. The master suite features a corner panel bath, shower cubicle, pedestal washbasin, close coupled toilet, frosted double glazed window to the front elevation, central light fitting, fitted airing cupboard, carpeted floor, splashback tiling and a double radiator.

From the hallway wooden doors open into

BEDROOM 2





A large second bedroom, offering ample room for a double bed along with additional furniture. This room also benefits from a set of fitted wardrobes to one side, offering additional storage space. Bedroom 2 has a wall length set of windows into the hallway offering a unique feature with full height blinds for privacy. With a carpeted floor, central light fitting, single radiator and double glazed window to the rear elevation.

BEDROOM 3



Another good sized bedroom, again offering space for a double bed and featuring a fitted wardrobe. With a carpeted floor, central light fitting, single radiator and double glazed window to the front elevation.

BEDROOM 4



The perfect work from home office, guest room or child's bedroom, also offered with space for a double bed and fitted wardrobe. With a carpeted floor, central light fitting, single radiator and double glazed window to the rear elevation.

SHOWER ROOM



A well laid out shower room that makes excellent use of the space on offer. With a corner shower cubicle, pedestal wash basin, low flush toilet, single radiator, frosted double glazed window to the front elevation, wall mounted light fittings, vinyl floor, splashback tiling and extractor fan.



Nestled away, the gardens benefit from a south facing orientation to create a real sun trap. The property is surrounded by lawned gardens, with a small patio seating area, that offers the ideal place to sit back and relax and enjoy the view. The gardens have a surrounding wooded area to one side with an assortment of flowers and shrub.

GARDENS



The real main feature of this property is the expansive and beautifully presented gardens.

A lower tier area of the garden adds further lawns, flowerbeds and shrub to the property that not only protect the outlook of the house but offers a further private space to sit out and relax. The size and scope of the garden is something to be enjoyed and must be viewing to be fully appreciated.



To the front of the property is a traditional rockery style garden, with flowers and a wooden hut that offers a charming frontage to the property and outlook. Anyone with green fingers will find this property a delight and a fantastic opportunity.

Bordering the front driveway is a further lawned area that creates a charming reception that is adorned with three mature trees.



GARAGE (GARDEN ROOM) & PARKING



To the front of the property is driveway parking for two cars.

The property features a double garage at one end of the property that has an electric access door and offers ample additional private parking space.



To the rear of the garage a wooden door opens into a garden room, offering plenty of storage space for the tools necessary for the care and

maintenance of the gardens. The garden room has a window to the rear elevation and access door leading out into the gardens.



GENERAL

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

TO VIEW

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

LOCATION

What3words: ///riders.holly.drew

Google Plus Code: P5XG+V5V Halifax

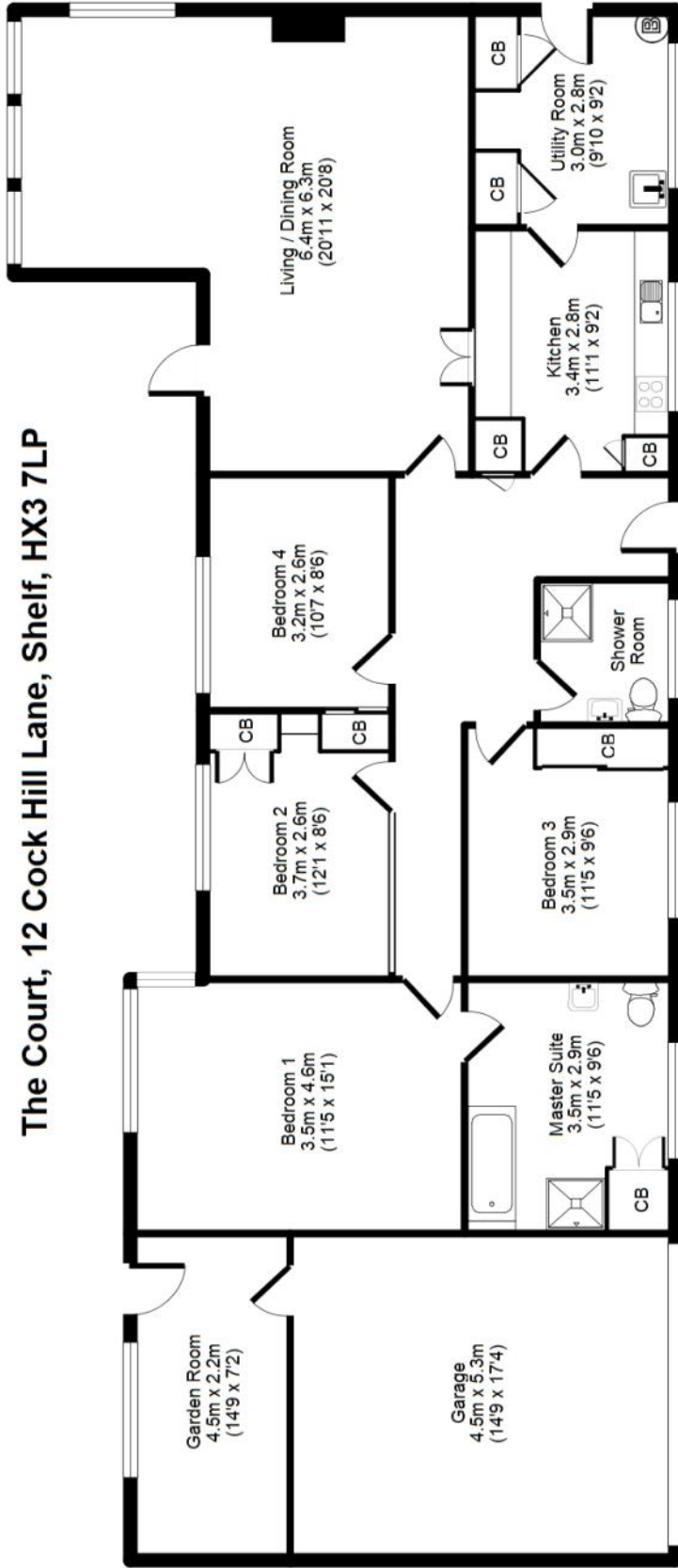
For sat nav users the postcode is: HX3 7LP

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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APPROX GROSS INTERNAL FLOOR AREA: 156 sq. m / 1681 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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