

MARSH & MARSH PROPERTIES

Till Carr Cottage, Lightcliffe, HX3 8UB

£450,000



Till Carr Cottage (offered with NO CHAIN), is located down the quiet and peaceful Till Carr Lane, in the highly sought after village of Lightcliffe. Situated in a picturesque setting, overlooking charming views to the fields at the front with the Calder Valley sweeping beyond. To the rear is the beautiful and peaceful memorial cemetery that also features the iconic Lightcliffe Tower and Ann Walker Memorial. As you approach Till Carr Lane you will immediately notice the charming location in which this house is set.

The cottage is a detached, three bedroomed, house; fully renovated both externally and internally in order to offer a premium property in one of the most sought after locations of the local area. The house features a pebbled parking forecourt, to the side elevation, that offers ample space for two cars. To the other side of the house is a fully enclosed and private garden, with artificial lawn, offering the ideal place to sit back and relax or to have a barbeque.

Internally the property will continue to impress; having being fully renovated to a very high quality and standard, which offers an immaculate home that is ready to move into with no work required. Offered in a modern décor but in-keeping with a cottage style that features solid oak flooring, under floor heating and ample storage space with boarded lofts. With its open plan style living/dining room, beautifully presented kitchen, utility room, ground floor WC, three bedrooms (one with en-suite) and house bathroom. Just step inside and you certainly will be impressed.

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The property enjoys peaceful surroundings whilst remaining well connected to the local area. The M62 motorway is only a 10-minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the bountiful features on offer with this stunning property, all offered with the advantage of NO CHAIN, an immediate appointment to view is essential.

From the side elevation a composite door opens into the

UTILITY ROOM



A convenient reception to the property creating a place to hang coats and store shoes. The utility room is nestled away at the rear corner of the property, to the side of the parking forecourt. The utility room creates a charming and warm reception to the property with a tiled floor, ceiling inset spotlights, uPVC double glazed window to the rear elevation, solid work surface, over and under counter cupboards, stainless steel sink, cupboard housing the boiler, plumbing for a washing machine and under floor heating.

From the utility room solid wooden doors open into the

WC

An ideal addition to the property offering ground floor facilities. With a tiled floor, corner inset

washbasin, close coupled toilet, central light fitting, tiled splashbacks and a stainless steel towel radiator.



DINING KITCHEN



A beautifully finished and laid out kitchen that has been fitted to a high quality and standard to create the ideal place for any culinary enthusiast. There are solid granite work surfaces to two sides with a central island that also creates a breakfast bar to one side. The kitchen is well illuminated owing to its dual aspect uPVC double glazed windows, to the front and side elevations, in addition to the ceiling inset spotlights and under counter lighting. With an integrated hob, integrated dual oven, integrated dishwasher,

ceiling mounted extractor hood, numerous cupboards and drawers offering ample storage space, under floor heating, space for an American style fridge/freezer and a stainless steel sink that features a stainless steel boiling water tap.



space to one side of the room for a large dining table with a three piece suite to the opposite side with plenty of additional room for further furniture.



From the dining kitchen a large opening leads into the

LIVING / DINING ROOM



The real pièce de résistance of the property is the open plan and spacious living/dining room, spanning the "lion's share" of the ground floor that offers the ideal family communal space. The room is bisected by a feature solid oak and glass panel staircase to the centre. There is ample

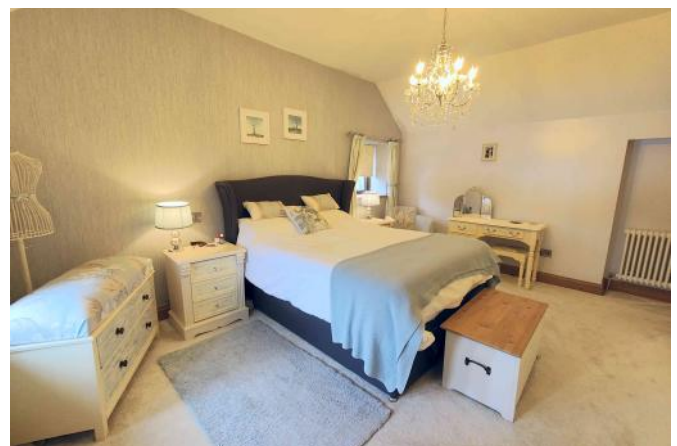




spotlights, cupboard storage space, single radiator and a loft access hatch.

From the landing a wooden door opens into

BEDROOM 1



The room is bathed in natural light owing to its dual aspect uPVC double glazed windows, French doors that open out onto the rear of the property and numerous ceiling inset spotlights. A composite door, to the front elevation, offers pavement access and a composite door, to the side elevation, offers access to the garden. The room also features a large wood burning stove

From the living/dining room a solid oak staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the rear elevation, ceiling inset



A large master bedroom that presents ample space for a king sized bed along with additional bedroom furniture. Another dual aspect room with uPVC double glazed windows to the front and side elevations. With a large set of fitted wardrobes, carpeted floor, central light fitting and single radiator.

From bedroom 1 a wooden door opens into its

EN-SUITE



A beautifully presented en-suite shower room that makes excellent use of the space on offer. With a corner shower cubicle, electric shower, close coupled toilet, vanity inset washbasin, tiled floor, tiled walls, ceiling inset spotlights, extractor fan and a frosted uPVC double glazed window to the front elevation.

From the landing a wooden door opens into

BEDROOM 2



A generous second bedroom, again benefitting from dual aspect uPVC double glazed windows and offering space for a double bed. The room also features a set of fitted wardrobes to one side. With a carpeted floor, central light fitting and single radiator.



BEDROOM 3



A good sized third bedroom, also featuring dual aspect uPVC double glazed windows to the side and rear elevations. With a central light fitting, carpeted floor and single radiator.

BATHROOM



An absolutely stunningly presented house bathroom, offered with a modern style and décor that also features some traditional styles creating an eclectic atmosphere. With a Victorian style slipper bath, walk-in style shower, his and hers inset washbasins, close coupled toilet, towel radiator, frosted uPVC double glazed windows to the front elevation, tiled walls, tiled floor, under

floor heating, ceiling inset spotlights and an extractor fan.



GARDENS



To the side of the property are the private gardens, fully enclosed by wooden fence to create a secluded and private space to sit out and relax. The garden has an artificial lawned area and can be accessed via the composite door from the living area.

PARKING

To the side of the property is a pebbled parking forecourt that offers ample parking space for two cars.



GENERAL

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





costs. If you are interested please give our office a call on 01422 648 400.

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TO VIEW

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

LOCATION

What3words: [///dunes.locals.deputy](https://www.what3words.com/dunes.locals.deputy)

Google Plus Code: P6G6+5HR Halifax

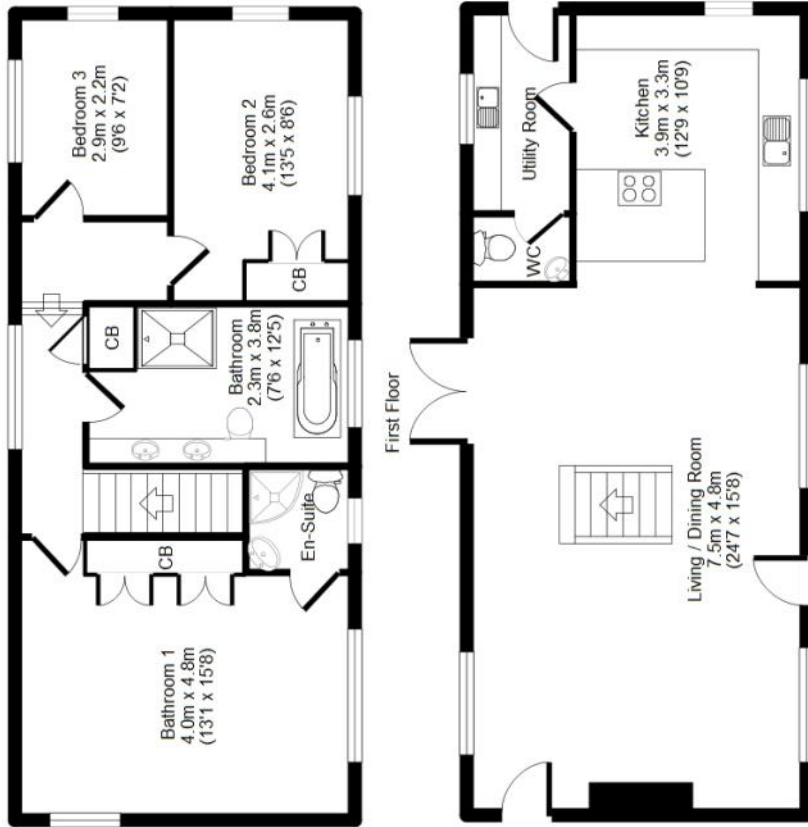
For sat nav users the postcode is: HX3 8UB

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing

Till Carr Cottage, Lightcliffe, HX3 8UB

APPROX GROSS INTERNAL FLOOR AREA: 109 sq. m / 1177 sq. ft



Floor Plan measurements are approximate and are 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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