

MARSH & MARSH PROPERTIES

Croft Cottage, 14A Pepper Hill, Shelf, HX3 7TH

£275,000



If you are looking for a country cottage, located in an idyllic setting, surrounded by fields and farmland, nestled away in the charming Hamlet of Pepper Hill, then this will be the ideal home for you. The property is also offered with the added advantage of being with NO CHAIN. This three bedroomed, end-enclosed, property is positioned in a quiet and peaceful setting creating the perfect home for any growing family, professional couple or anyone looking for a property that is rich with cottage charm. From the moment you arrive you will immediately get a feeling of serenity and calm. To the front of the property is a small flagged shrub garden that presents an ideal kerb appeal to the property. To the side is a flagged forecourt that can either provide parking for two cars or could be the perfect location to sit out and relax whilst enjoying the surroundings.

Internally the property is presented in a beautiful condition, with a modern style and décor that fits well with traditional cottage features to create a true eclectic feel that will suit anyone. The whole house benefits from a neutral décor to create a blank canvas, perfect for you to add your own style. With its large and open living room (featuring a wood burning stove), well-appointed and open plan kitchen, open plan style dining area, ground floor WC, three bedrooms (located over two floors and one with an en-suite bathroom) and house shower room. Just step inside and you will immediately fall in love with this home.

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

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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 fantastic features on offer with this property, its picturesque hamlet setting, its well-presented internals and charming cottage style, all offered with the added benefit of being with NO CHAIN, an appointment to view is essential.

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

PORCH

As you step into the property you are greeted by a well-presented entrance porch that offers the ideal reception to the house. With its vinyl tile floor and ceiling inset spotlights.

From the porch an opening leads into the

LIVING ROOM



A large and open plan style living room, owing to openings that lead directly into the kitchen and dining areas, offering a natural flow throughout the main living areas of the property. A wood burning stove, on a stone hearth with brick back and wooden mantelpiece, creates a charming central feature for the whole room. The living room features a beamed ceiling, space for a three piece suite, ceiling inset spotlights and a double radiator.



To the rear of the living room is the

KITCHEN



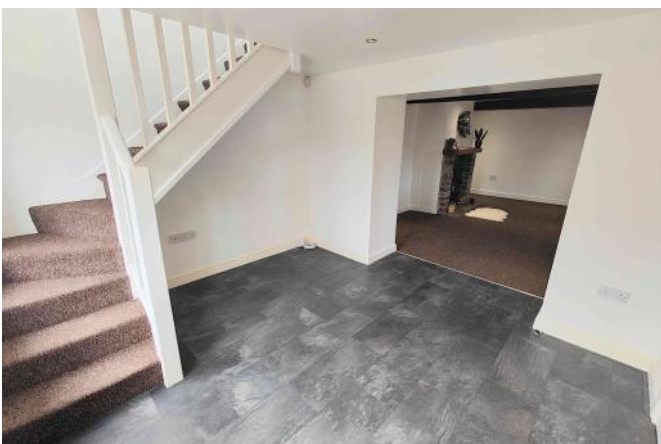
A neatly laid out kitchen that offers laminated

work surfaces to four sides, with one side being larger to accommodate a breakfast bar. The kitchen is presented with natural wood style doors and a modern décor that offers a modern style cottage kitchen feel. With an integrated hob, integrated dual oven, extractor hood, over and under counter cupboards and drawers, plumbing for a washing machine, glass splashbacks, ceiling inset spotlights, vinyl tile flooring, uPVC double glazed window to the front elevation, Velux window, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the living room a large opening leads into the

DINING AREA



An open dining area that offers plenty of space for a family dining table. With a uPVC double glazed window to the side elevation, under stairs storage cupboard, ceiling inset spotlights, double radiator and vinyl tile flooring.

From the porch a wooden door opens into the

WC



An excellent addition to the property offering ground floor facilities. With a vanity inset washbasin, close coupled toilet, stainless steel towel radiator, vinyl tile flooring, ceiling inset spotlights and an extractor fan.

From the dining area a carpeted staircase leads up to the

LANDING

With a carpeted floor, central dividing door, ceiling inset spotlights, uPVC double glazed window and an under stairs storage cupboard.

From the landing a wooden door opens into

BEDROOM 1



A spacious master bedroom that offers ample space for a king sized bed along with additional

furniture. With a carpeted floor, feature beamed ceiling, ceiling inset spotlights, double radiator and a uPVC double glazed window to the front elevation.



From bedroom 1 a wooden door opens into its

EN-SUITE



A beautifully presented and well laid out en-suite bathroom that is offered with a panel bath, over bath electric shower, glass splash guard, vanity inset washbasin, close coupled toilet, wood laminate floor, mermaid board walls, stainless steel towel radiator, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and an extractor fan.

From the landing a wooden door opens into

BEDROOM 2



Another fantastic sized double bedroom, light and bright owing to the uPVC double glazed window and Velux window bathing the room in natural light. With a carpeted floor, double radiator and ceiling inset spotlights.

From the landing a carpeted staircase leads up to the

UPPER LANDING

With a carpeted floor, ceiling inset spotlights, beamed ceiling and a Velux window.

From the upper landing wooden doors open into

BEDROOM 3

A good sized third bedroom that features a carpeted floor, beamed ceiling, ceiling inset spotlights, double radiator and a Velux window.



SHOWER ROOM



A spacious shower room that makes excellent use of the space on offer with its alcove inset shower cubicle, beamed ceiling, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, wood laminate floor, ceiling inset spotlights and a Velux window.

GARDEN



To the front of the property is a small flagged patio area that offers an ideal potted plant garden.

The flagged area to the side of the property offers an ideal place to sit back and relax or have a barbeque whilst enjoying the far reaching views.



PARKING

To the side of the property is a brick paved forecourt that can be used as parking for two cars.

GENERAL

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



TO VIEW

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

LOCATION

What3words: [///this.moment.pouch](https://www.what3words.com/this/moment/pouch)

Google Plus Code: Q54C+9CR Halifax

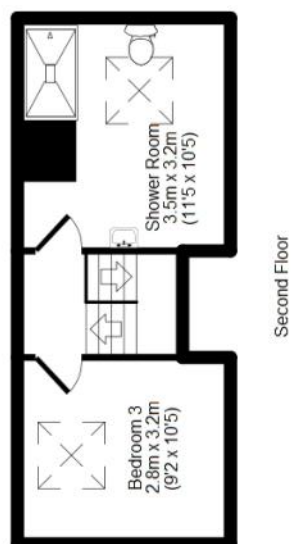
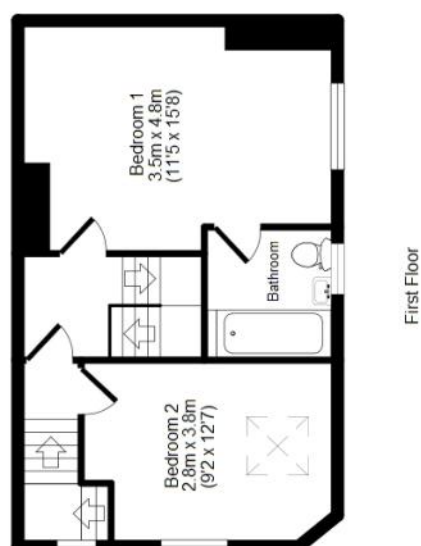
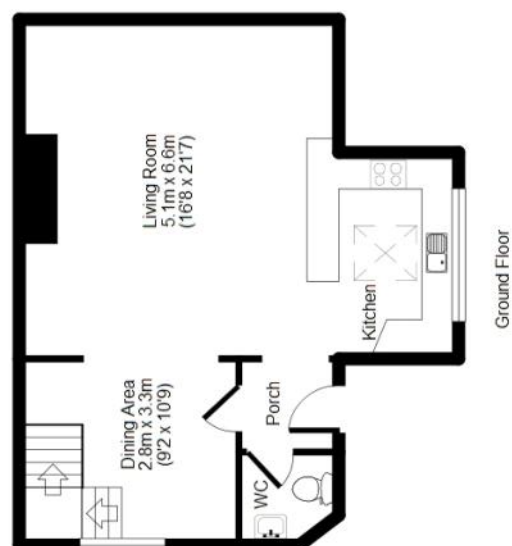
For sat nav users the postcode is: HX3 7TH

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.

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: 105 sq. m / 1132 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.

(c) Marsh & Marsh Properties

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