

MARSH & MARSH PROPERTIES

Samuel's Cottage, The Cottage Courtyard, Stafford Avenue, HX3 0DF

£375,000



****A THREE BEDROOM COTTAGE WITH A BIG 'WOW' FACTOR – DO NOT OVERLOOK THIS PROPERTY, AN EARLY VIEWING IS ESSENTIAL TO AVOID ANY DISAPPOINTMENT**** Situated in this much sought after and convenient location, within a small, gated community sits this delightful and extremely well presented character cottage that will not fail to impress you. Having undertaken a complete and full renovation over the past few years (where no expense is spared), this brings a fantastic opportunity for a wide range of potential buyers to purchase their dream home knowing there will be no hidden and costly surprises around the corner. This is simply a hidden gem that will suite a retired couple, a young/professional couple, or a young/growing family as the property is ideally situated with all amenities including highly regarded schools, Halifax town centre, a railway station and the M62 motorway nearby all within walking distance or just a short drive away. In brief comprises of; Entrance Hall, Lounge, dining kitchen and a W/C are all to the ground floor. To the basement there is a complete conversion to provide a room to suite your needs. Two bedrooms and the house bathroom are to the first floor and the Master bedroom with an Ensuite bathroom is to the converted attic. Externally you will find a wonderful, enclosed garden to the front and a courtyard to the rear.

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ENTRANCE HALL



Setting the precedent for the rest of the property is this beautiful entrance hallway which gives a warm welcoming to all who cross the threshold. A recently laid solid oak parquet flooring runs through the entirety of the ground floor. This, coupled with mosaic wall tiles, a traditional design cast iron radiator and an exposed ceiling beam instantly brings that cottage impression to mind.

LIVING ROOM 4.3 x 4.0m (14'3 x 13'1) - Not including the bay window



The oak parquet flooring continues through from the hallway to this spacious lounge where your thoughts will be split on what is the centre piece of this room. You will instantly be torn between

the original stone fireplace which houses a gas log effect stove or the huge bay window that provides an abundance of natural light to this impressive room. To complete the sitting room are exposed ceiling beams, a traditional design cast iron radiator, ceiling spotlights and a pendant light which are all on a dimmer switch.



DINING KITCHEN 5.6 x 3.0m (18'2 x 9'10)



To continuing the 'WOW' factor is this well designed and impressive fitted kitchen, where a wide range of wall and base units with LED lighting boast a Belfast style sink with a chrome mixer tap and mosaic wall tiles. Which are all in keeping with a character cottage. Integrated appliances include a dishwasher and a washing machine

along with built-in appliances to include a microwave oven, an electric oven and a five ring induction hob with a glass and stainless steel cooker hood above. Completing this room is a traditional design cast iron radiator, the oak parquet flooring, ceiling spotlights, a rear UPVC window and rear UPVC French doors.



Having undergone a full renovation and tanked out, this room now offers itself to several uses' dependant on your needs or choices. It is divided into two rooms where the first smaller room acts as an entrance via a secret floor hatch via the kitchen where you will find this as useful storage space and where there is also a space and plumbing for a washing machine. The main room has original stone storage shelves and laminate flooring.

LANDING



The main staircase leads up from the entrance hall to this corridor landing where a second staircase leads up to the Master Bedroom. Here you will also find a traditional design, cast iron radiator, ceiling spotlights and a mains smoke alarm.

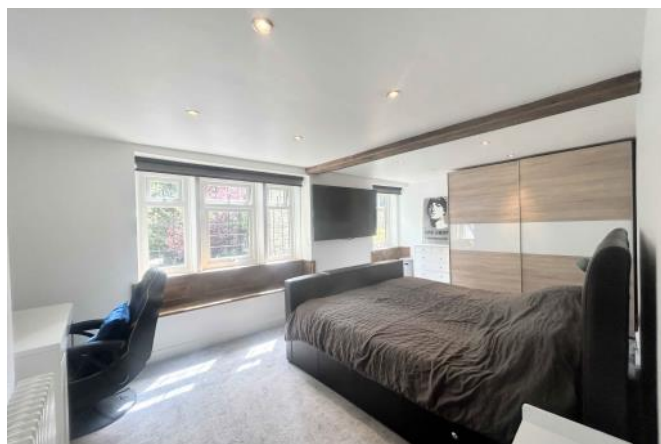
W/C

Complimented by the parquet flooring and weathered wood wall tiles is this two piece suite of a low flush toilet and a vanity sink unit with a chrome mixer tap. Here you will also find a chrome towel radiator, an Ideal combination boiler and a UPVC window.

BASEMENT OFFICE/GYM 5.5 x 3.0m (18'0 x 9'10)



BEDROOM TWO 5.6 x 3.2m (18'2 x 10'5)



This large double bedroom boasts mullion UPVC windows with two window benches to overlook the pleasant courtyard. To finish the room to a high spec are the ceiling spotlights and a traditional design cast iron radiator.



BEDROOM THREE 2.9 x 2.0m (9'6 x 6'6)



Currently used as an office, this room is a single bedroom with a traditional design cast iron radiator, ceiling spotlights and a stone mullioned UPVC window.

BATHROOM

And yes the 'WOW' factor continues! This stylish bathroom is completed to a high spec with weathered wood effect wall and floor tiles, a

chrome towel radiator and ceiling spotlights. The suite itself comprises of a low flush toilet, a floating vanity sink unit and a p-shaped bath with a chrome mixer tap, a handheld and a rainfall power shower with a glass shower screen. To enhance this room even further is a stunning and original arched stained glass, floor to ceiling window.



MASTER BEDROOM 4.5 x 6.1m (14'9 x 19'10)



Split into two sections which are open plan, is this impressive loft conversion which is completed to full planning and building regulations. A turning staircase from the landing leads to the first section where you will find built in wardrobes with internal lighting and sliding mirror doors, two

Velux windows with blackout blinds, a toughened glass banister, under the eave's storage and a mains smoke alarm. The next section provides enough space for a super king size bed and has bespoke fitted drawers with seating which is set within the Dorma area with a stone mullioned UPVC window. Throughout both sections are ceiling spotlights and exposed beams.



EN-SUITE BATHROOM



Accessed between two toughened glass floor to ceiling panels, is this amazing suite that will not fail to impress. Finished off to a high standard and spec with tasteful wall and floor tiles, a beautiful pendant light, designer radiator and an extractor fan. The suite comprises of a low flush toilet, a

hand wash basin which sits on a bespoke wooden shelf and a free standing bathtub which is further complimented by the free standing mixer tap with a handheld shower head. Natural light is provided via UPVC stone mullioned windows.



EXTERNAL

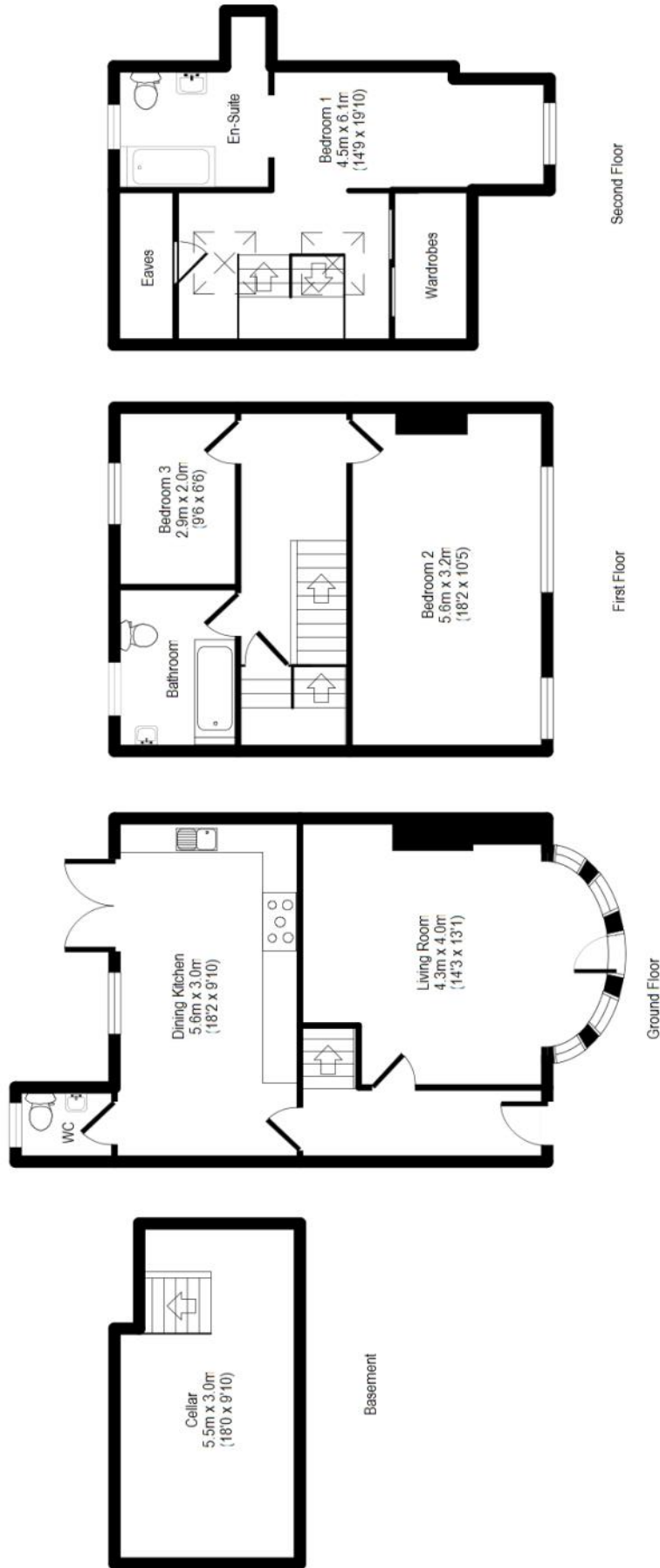


To the rear of the property there is a Yorkshire stone patio. The front garden is a beautiful slated paved garden which is surrounded by trees and can be lit up at night with external lighting and a traditional design lamp post. There is one allocated parking space within this gated entrance.



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APPROX GROSS INTERNAL FLOOR AREA: 127 sq. m / 1369 sq. ft

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