

MARSH & MARSH PROPERTIES

The Cottage, Spring Hall, Brighouse & Denholme Gate Road, Shelf, HX3 7LL



Rarely do hidden gems such as this become available on the open market. Nestled away down a country road, in a copse of trees, is Spring Hall. The cottage is a part of this complex and is a semi-detached, two bedroomed, cottage, offered with stunning outlooks and a peaceful and quiet setting; the perfect property for any downsizing couple or someone looking for that special something. This property certainly needs to be seen to be fully appreciated. There is a section to the front of the property that will offer parking for two cars. A gated lawned and patio area offers a picturesque and cottage style garden, perfect for sitting out and relaxing.

Internally the property will continue to impress, being offered in a modern and high quality condition throughout. From the moment you step inside you get a warm and welcoming feeling. With its open and spacious dining kitchen, beautifully presented living room, two double bedrooms, house bathroom and storage cellar.

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 and being 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 highly picturesque location of the property, its beautiful internal condition and sought after position, an appointment to view is essential.

From the front of the property a solid wooden door opens into the

PORCH

The porch creates a charming reception to the property that also provides the ideal barrier from the external to the internal. With its tiled floor, uPVC double glazed windows and wall mounted light fittings.

From the porch a composite door opens into the

DINING KITCHEN



A truly stunning dining kitchen that offers a large and spacious communal area, ideal for family meals or entertaining. The kitchen has a charming cottage feel owing to the beamed ceiling and the solid stone flagged flooring. The room is well lit owing to numerous, ceiling inset, spotlights in addition to plenty of natural light owing to two uPVC double glazed windows, in a dual aspect nature, to the front and side elevations. A “U”

shaped set of solid wood work surfaces offers plenty of work space, all with over and under counter cupboards and drawers. To the rear of the room there is ample space for a large dining table. With a range style cooker unit, extractor hood, double radiator, splashback tiling, integrated dishwasher, integrated wine cooler, fitted fridge and a porcelain sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

WC

An ideal addition to the property offering ground floor facilities. With a wood laminate floor, corner

washbasin, double radiator, close coupled toilet and central light fitting.



features a beamed ceiling and wooden floor. With a double radiator, central light fitting and television access point.



From the dining kitchen a wooden door opens into the

LIVING ROOM



From the kitchen a wooden door opens onto carpeted stairs that lead up to the

LANDING

This beautifully presented living room creates the ideal place to sit back and relax. Bathed in natural light owing to the dual aspect nature, with a uPVC double glazed window to the rear elevation and uPVC double glazed French doors that open out into the garden and provide a charming view. The room has an exposed brick fireplace, with stone hearth, that houses a wood burning stove that offers an ideal central feature. The room also



With exposed stone landing area, beamed ceiling, central light fitting and carpeted floor.



From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed. The bedroom features a set of fitted wardrobes to one side of the room, offering additional storage space, and a fitted dressing table. The room also has a beamed ceiling and offers charming views overlooking the garden from its uPVC double glazed window. With a carpeted floor, ceiling inset spotlights and double radiator.

BEDROOM 2



A good sized second bedroom that offers plenty of space for a double bed. With a beamed ceiling,

uPVC double glazed window to the front elevation, carpeted floor, fitted wardrobes, feature stained glass window into the landing, double radiator and central light fitting.



CELLAR

An ideal additional storage area with a stone floor and central light fitting.

GARDENS



BATHROOM



A long house bathroom that makes excellent use of the space on offer to create a highly functional room. With a corner panel bath, over bath shower, close coupled toilet, counter inset washbasin, airing cupboard, frosted uPVC double glazed window to the side elevation, double radiator, tiled walls and ceiling inset spotlights.

From the kitchen a wooden door opens onto stone steps that lead down to the



A beautifully presented, gated and enclosed, garden that creates the ideal place to sit back and relax. To the edge of the property is a flagged patio that leads to a lawned area leading down to a further seating area. The garden is full of curiosities and features that makes this a welcoming and intriguing space.

PARKING

To the front of the property is parking 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.



By the front door is an external storage space (2 x 1.4m) offering plenty of garden storage space.

TO VIEW



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

LOCATION

What3words: [///twins.class.valley](https://www.what3words.com/#!/twins.class.valley)

Google Plus Code: Q52F+2RR Halifax

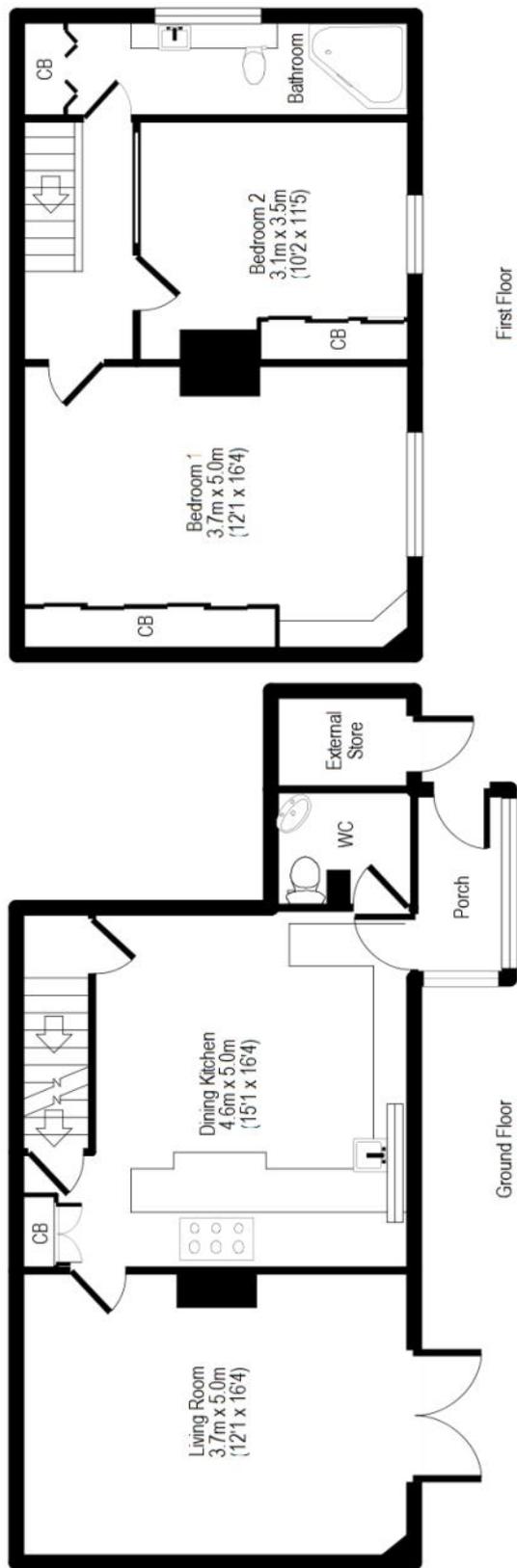
For sat nav users the postcode is: HX3 7LL

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.

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90 sq. m / 966 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. All images and dimensions are not intended to form part any contract or warranty

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