

# MARSH & MARSH PROPERTIES

10 Cock Hill Lane, Shelf, HX3 7LP

£295,000



Rarely does a property come to the open market, at this price point, that offers such an exciting opportunity as this three bedroomed, semi-detached, cottage. Offered with the excellent advantage of NO CHAIN. The house is situated on the highly sought after Cock Hill Lane in the Shelf village offering a quiet and peaceful, yet well connected, location that is ideal for any professional couple, family or someone looking for that special something. The house benefits from a flagged area, to the front elevation, that can provide parking and with ample on street parking in the surrounding area. To the rear of the property is the south facing lawned and patio garden that offers a fantastic place to sit back and relax and enjoy the sun. The house also features a fantastic location being across from Shelf Dam fishing spot, not only offering a charming outlook but a pleasant surround for the property.

Internally the house will continue to impress, with its beautifully presented and modern internals, all offered at a high quality; this house has so much to offer. Its open ground floor has a natural flow throughout, creating the ideal communal space. Just step inside and you will immediately feel its welcoming and impressive atmosphere. With its large and spacious living room, dining kitchen, utility room, ground floor WC, three bedrooms and house shower room.

*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 fantastic potential this house has to offer, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

### HALLWAY

A warm, welcoming and bright entrance hallway that offers the ideal reception as you step inside the property. With a tiled floor, ceiling inset spotlights, wall mounted light fittings, wall mounted coat hooks, single radiator, uPVC double glazed window to the front elevation and alarm control panel.

From the hallway a wooden door opens into the

### LIVING ROOM



A large and open living room that offers ample space for a three piece suite along with additional furniture. The room has a central gas fireplace, that presents an ideal feature, with granite hearth and wooden mantelpiece. With a feature beamed ceiling, central light fitting, wall mounted light fittings, carpeted floor, vertical modern style radiator, single radiator, uPVC double glazed

window and television access point.



From the living room a double set of wooden doors, or a wooden door from the hallway, opens into the



## DINING KITCHEN



A large dining kitchen that benefits from two distinct areas of the room. The main kitchen area

is well appointed with a modern work area, featuring laminated work surfaces, all with over and under counter cupboards and drawers offering ample storage space. With an integrated oven, integrated hob, integrated microwave, tiled floor, tiled splashbacks, uPVC double glazed window overlooking the rear gardens, alcove fridge storage area, ceiling inset spotlights, vertical style modern radiator, plumbing for a dishwasher, uPVC double glazed door opening into the rear garden, under cupboard downlights, and a stainless steel sink with stainless steel mixer tap.



To the opposite side of the room is an area that offers more than ample space for a family dining table. This section features a large, bay style, uPVC double glazed set of windows and doors that lead into the garden. With a carpeted floor, vertical modern style radiator and ceiling inset spotlights.

From the rear of the living room a wooden door opens into the

## UTILITY ROOM

A fantastic addition to the property offering a work area, nestled out of the way. The room has a laminated work surface, with a stainless steel



sink with mixer tap, to one end of the room. There is plumbing for a washing machine and space for a dryer. With a tiled floor, single radiator, creel drying rack, uPVC double glazed window to the front elevation and central light fitting.



From the utility room a wooden door opens into the

### WC

With a tiled floor, central light fitting and close coupled toilet offering facilities for the ground floor of the property.

From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor, uPVC double glazed



window to the side elevation, central light fitting, single radiator and loft access hatch.

From the landing wooden doors open into

### BEDROOM 1

A large master bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. The room features beamed

ceilings and a garden view from its uPVC double glazed window to the rear elevation. A second uPVC double glazed window offers a dual aspect and bathes the room in natural light. With a carpeted floor, double radiator, central light fitting, ceiling inset spotlights and a double radiator.





## BEDROOM 2



A good sized second bedroom that offers space for a king sized bed along with additional furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window, to the rear elevation, overlooking the gardens.

## BEDROOM 3



A good sized third bedroom, ideal for a guest room, child's bedroom or even as a work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

## SHOWER ROOM

A well laid out and presented house shower room that makes excellent use of the space on offer to create a highly functional room. With a walk-in style shower, pedestal washbasin, close coupled toilet, stainless steel towel radiator, uPVC double glazed window to the front elevation, ceiling inset spotlights and an extractor fan.

## GARDENS



A well-presented south-facing garden, fully enclosed on all sides and gated to the front elevation, which offers the ideal place to sit out and relax. There is a patio area to one side of the garden that offers plenty of space for garden furniture. To the other corner is a lawned area.





To the rear of the garden is a solid garage structure that offers a fantastic amount of additional secure storage space, with a lockable door.

### PARKING



To the front of the property is a flagged driveway offering space for a car.

### GENERAL

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

### TO VIEW



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

### LOCATION



What3words: [///vague.jukebox.icon](https://www.what3words.com/vague.jukebox.icon)

Google Plus Code: P5XG+WGF 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

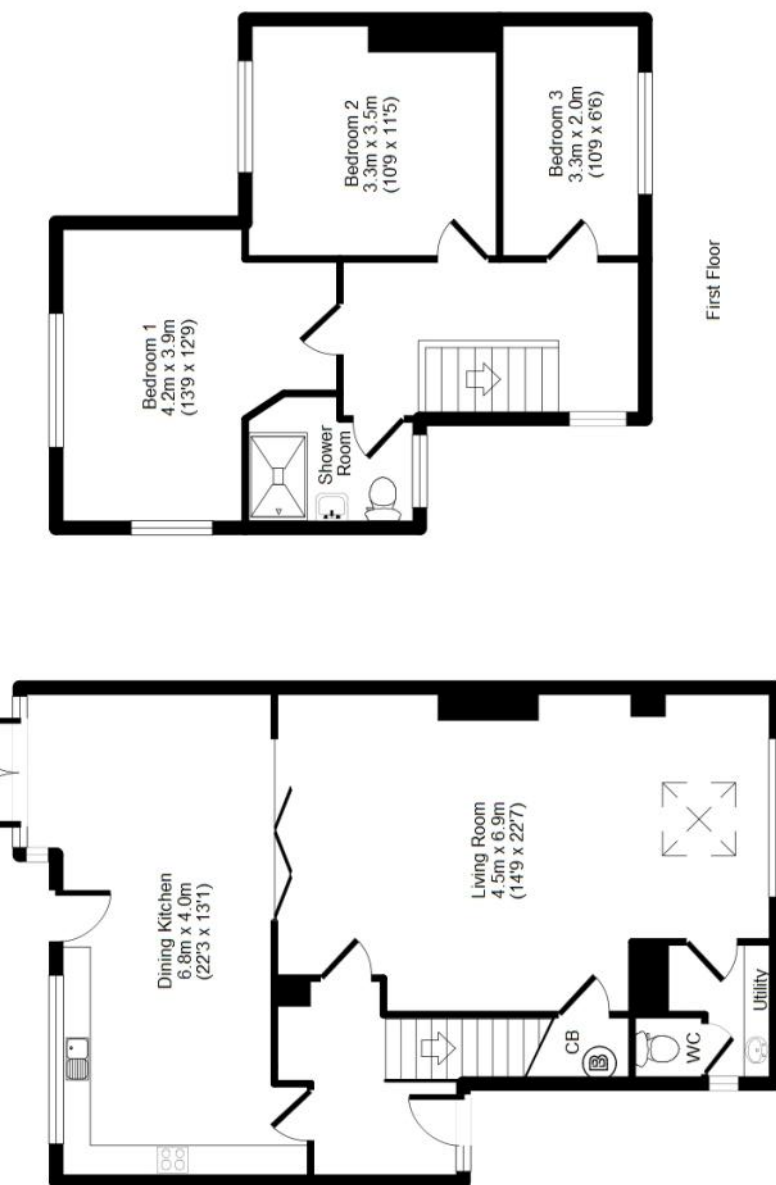


call on 01422 648 400.



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APPROX GROSS INTERNAL FLOOR AREA: 107 sq. m / 1156 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. 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. (c) Marsh & Marsh Properties

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