

# MARSH & MARSH PROPERTIES

*75 Clifton Common, Clifton, HD6 1QP*

*£495,000*



Nestled away down a private drive, hidden in a charming location, is this five bedroomed, semi-detached, cottage. If you are looking for a charming country style property, bursting with character, this will certainly be the property for you. From the moment you arrive the expansive gardens open up, creating a picturesque and peaceful welcome; the ideal place to sit out and relax or for entertaining. The garden features patio seating areas, large lawns and even a pond by the front door. The property also benefits from a detached garage, with adjoining workshop, in addition to a long driveway that has the potential for parking for four cars.

Internally the property is presented in a charming cottage style that gives a welcoming feeling the moment you step inside. The house offers a fantastic amount of space, that will certainly impress and delight, that also creates the perfect family home. With a large living room, open dining room, well-appointed country style kitchen, sitting room (that can also be utilised as a bedroom), ground floor shower room, four bedrooms to the first floor (one with en-suite), house bathroom and a generous storage cellar. The house is laid out in a lengthways format creating a large and long property that certainly offers a natural flow throughout. If you are looking for a quirky and unique property then this will certainly be the home for you.

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The property is within the catchment area of outstanding primary and good secondary schools, both within walking distance of the property. There are fantastic transport connections with the M62 motorway being within a 5 minutes' drive away, as well as Brighouse train station - just a 5 minutes' drive - with its excellent train connections and access to the Grand Central train service.

Owing to the stunning setting of this property, its highly sought after location and spacious internals, an appointment to view is essential in order to fully appreciate this home.

From the front of the property a wooden cottage style door opens into the

### **PORCH**

A welcoming porch that presents a barrier from the external aspect to the internal in addition to storage for coats and shoes. The porch features a stone floor, central light fitting and beamed ceiling.

From the porch a wooden door opens into the

### **WC**

An excellent addition to the ground floor offering further easy accessed facilities. With a wood tiled floor, washbasin, low flush toilet, frosted uPVC double glazed window to the front elevation and a central light fitting.

From the porch a wooden door opens into the

### **HALLWAY**

The hallway offers access to the main areas of the ground floor as well as a door leading to the rear pathway of the property. With a carpeted floor, central light fitting and single radiator.

From the hallway a wooden door opens into the

### **DINING KITCHEN**

A large, open and well-presented dining kitchen that presents itself as a charming country cottage style kitchen. A light and bright space owing to the dual-aspect windows to the front and rear elevations. A beamed ceiling adds to this room's charm, especially when twinned with the exposed

brick chimney breast to one side of the room. The kitchen has laminated work surfaces to two walls, with one section extending into the room, as well as ample space for a dining table to one side. With an integrated hob, integrated oven, extractor hood, single radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, central strip light, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.



From the hallway a wooden door opens into the

### **LIVING ROOM**

A spacious living room where you will immediately take note of the exposed stone feature wall to one side of the room. Another room displaying the



feature beamed ceiling. The large bay window, to the front elevation, not only offers a fantastic outlook but also bathes the whole room in natural light. A gas fireplace, on a stone hearth and with wooden mantelpiece, creates a charming central feature for the whole room. With a carpeted floor, central light fitting and a double radiator.



From the living room a large opening leads directly into the

### DINING ROOM

A large and spacious dining room that offers ample space for a grand family dining table along with additional furniture. The room benefits from being dual aspect with uPVC double glazed

windows to the front and rear that provide plenty of natural light. An exposed stone chimney breast houses an open fireplace creating a charming feature. With a carpeted floor, central light fitting, double radiator and ceiling inset spotlights.



From the dining room a wooden door opens into the

### SITTING ROOM

An ideal sitting room offering another reception room for the property. The sitting room could also be utilised as an additional bedroom that benefits from its own access door to the front elevation via a second porch. With a carpeted floor, uPVC double glazed window to the front elevation,

central light fitting, wall mounted light fittings and a single radiator.



From the sitting room a wooden door opens into the

### GF SHOWER ROOM (EN-SUITE)



A large walk-in style wet room (en-suite shower room) that services the sitting room. With an open wall mounted shower, pedestal washbasin, close coupled toilet, vinyl floor, tiled walls, central light fitting, extractor fan, frosted uPVC double glazed window to the rear elevation and a double radiator.

From the living room an open wooden staircase leads up to the

### LANDING

A large and long landing that features a carpeted floor, two uPVC double glazed windows to the rear elevation and three central light fittings.

From the landing a wooden door opens into

### BEDROOM 1



A large master bedroom that features ample space for a king sized bed along with additional furniture. The room is dual aspect with both uPVC double glazed windows to the front and rear elevations, with the front offering charming views



overlooking the gardens. With a carpeted floor, central light fitting and single radiator.

From bedroom 1 a wooden door opens into the

### EN-SUITE



A well laid out and neatly presented en-suite that features a panel bath, over bath shower, pedestal washbasin, low flush toilet, tiled splashbacks, carpeted floor, central light fitting, and a frosted uPVC double glazed window to the rear elevation.

From the hallway wooden doors open into

### BEDROOM 2



A generous second bedroom that offers more than

ample space for a double bed along with additional bedroom furniture. A set of fitted wardrobes to one side of the room, over the bulk head, offers plenty of additional storage space. With a carpeted floor, central light fitting, cornice to ceiling, uPVC double glazed window to the front elevation and single radiator.

### BEDROOM 3



Again, another double bedroom that also features alcove inset cupboards and display case to one side. This room benefits from dual aspect windows to the front and rear elevations. With a carpeted floor, beamed ceiling and single radiator.

### BEDROOM 4





Another good sized bedroom that is currently utilised as an office space. With a carpeted floor, uPVC double glazed window overlooking the gardens, central light fitting, cornice to ceiling and single radiator.

### BEDROOM 5



Currently used as a craft room/office, with a carpeted floor, uPVC double glazed window overlooking the gardens, central light fitting, wall inset bookshelves, wall mounted washbasin, cornice to ceiling and single radiator.

### BATHROOM



A large and spacious, well laid out, house bathroom, creating the ideal bathroom to sit back

and relax. With a large corner panel bath, alcove inset shower, cupboard storage space, pedestal washbasin, low flush toilet, beamed ceiling, central light fitting, wall mounted light fitting, tiled splashbacks, single radiator and carpeted floor.

(Return to the ground floor) From the second porch a wooden door opens onto stone steps that lead down to a wooden door that opens into the

### CELLAR

A spacious storage cellar, separated into two rooms with a second set of stone steps that is currently covered and not in use. At the far end is a second cellar room. The cellar has a central light fitting and stone shelving.

### GARDENS







To the front of the property are the truly stunning, countryside style gardens; fully enclosed and bordered to create a private space, ideal to sit back and relax. To the edge of the property is a

patio seating space that extends to the side of the driveway offering ample room for patio furniture. Decorating the patio, in front of the main access door, is a charming pond with fountain feature. Leading from the patio is a large lawned garden, featuring an assortment of shrub and trees that creates an idyllic backdrop. The garden also features a shed to one side for additional storage space.



### **PARKING & GARAGE**

The main access driveway offers ample parking for four cars.

The detached garage offers an additional secure parking space along with further storage. To the



side of the main garage is a workshop, perfect for any hobbyist, gardener or even ideal to be converted into a work from home office space.



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### 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.



### TO VIEW

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

### LOCATION

What3words: ///year.zoom.hunter

Google Plus Code: P63J+FQ4 Brighthouse

For sat nav users the postcode is: HD6 1QP

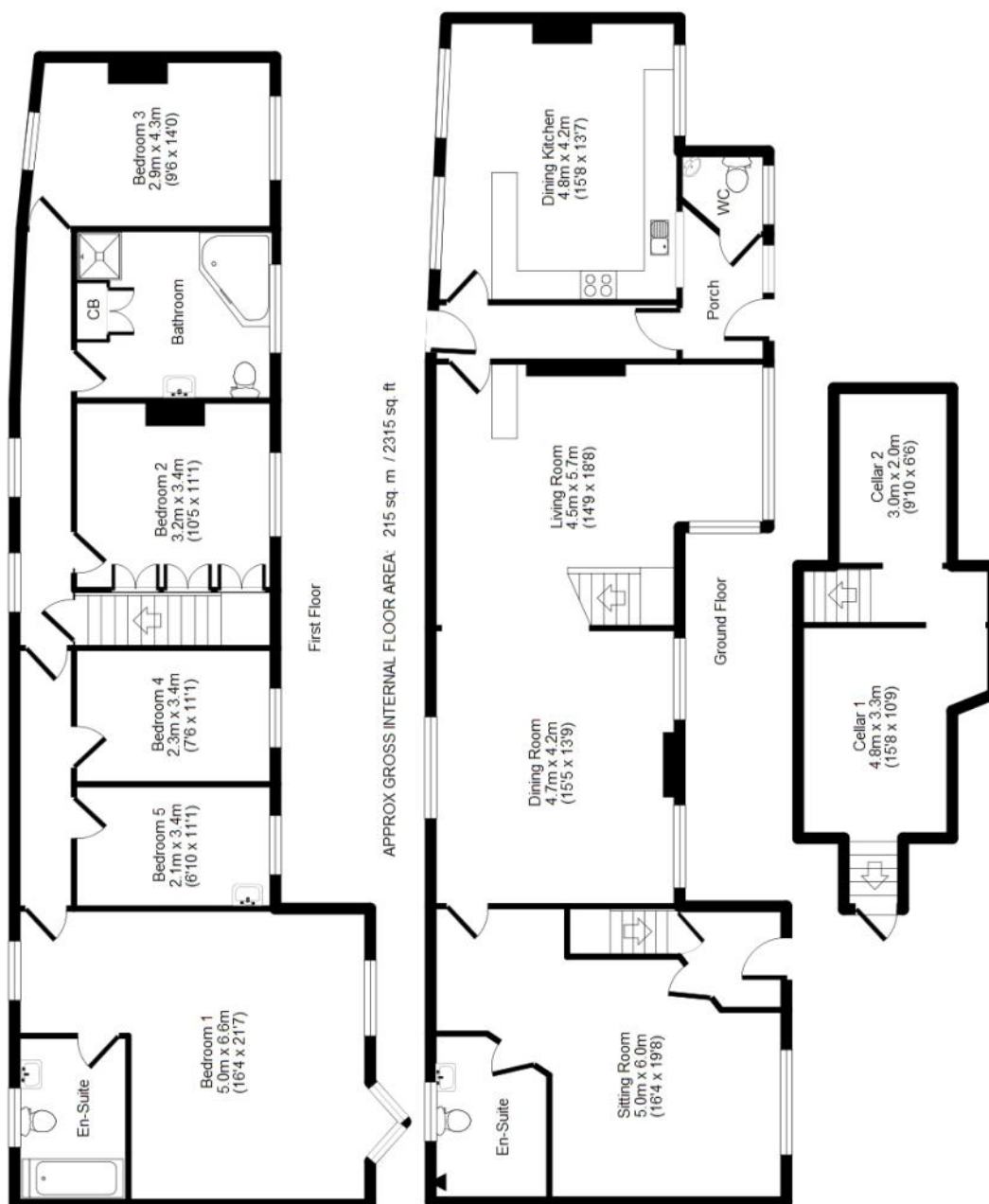
### MORTGAGE ADVICE

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



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