

MARSH & MARSH PROPERTIES

6 Kell Lane, Stump Cross, HX3 7AY

£275,000



A property with so much potential, such as this, rarely becomes available on the open market. Situated on the picturesque, lush and secluded Kell Lane, leading out of Stump Cross, is this charming, three bedroomed, cottage. The property is also offered with the added benefit of being with NO CHAIN. Having been converted from two small cottages to create a large and spacious home, the property benefits from a natural outlook over trees and the valley beyond to the front elevation. As you arrive you will notice there is ample on-street parking available to the front elevation, with an additional secure parking space offered with the single attached garage, which also makes an ideal workshop. The property features a rooftop terrace garden, offering ideal views to the front elevation as well as the perfect location to sit out.

Internally the property offers a surprising amount of space, with an open feel throughout that also offers a cottage style charm. With an element of modernisation you can truly make this property something special. With its large and open living room, well-appointed dining kitchen, open landing, three bedrooms (two with ample space for double beds, one with fitted wardrobes and one offering access out onto the private terrace balcony) and a spacious house bathroom.

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

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Its location is ideal for quick access into Halifax town centre, being only 5 minutes' drive from the property. It is also only 5 minutes from Hipperholme village with Brighouse town centre being a further 5 minutes' drive. The property offers quick access to the M62 motorway, again being only 12 minutes' drive, providing quick access to the major cities of Leeds, Bradford and Manchester. Halifax train station provides excellent local rail links including access to the Grand Central train service. There are regular bus routes with stops close to the property. It is also within a short commute of outstanding primary and good secondary schools.

Owing to the fantastic nature of this property, its quiet and secluded location, along with its spacious internals, all with the added advantage of being offered with NO CHAIN, an appointment to view is essential.

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

DINING KITCHEN



The ideal reception as you step inside the property; the dining kitchen is an open and

spacious area that offers a true country cottage style feel that will impress and delight. The kitchen offers more than ample space for a large family dining table and features laminated work surfaces to three sides, with over and under counter cupboards and drawers offering additional storage space. With a range style cooker unit, extractor, two double radiators, splashback tiling, solid stone flooring, uPVC double glazed window to the front elevation, beamed ceiling, ceiling inset spotlights, space for a fridge/freezer and a 1 ½ sink with mixer tap.



From the dining kitchen a wooden door opens into the

LIVING ROOM





A large and open living room that offers more than ample space for a three piece suite along with additional furniture. An open fireplace, with a stone hearth and large stone mantelpiece, creates the perfect central focal point for the whole room. Two double glazed windows, to the front elevation, bathes the whole room in natural light. With a carpeted floor (with front wood laminate section), numerous wall mounted light fittings, beamed ceiling and television access point.

From the dining kitchen a carpeted staircase leads up to the

LANDING

An open and spacious landing that features a

carpeted floor, uPVC double glazed window to the rear elevation and two central light fittings.



From the landing a wooden door opens into

BEDROOM 1





A generous double bedroom with a dual aspect owing to the uPVC double glazed window, to the front elevation, and a uPVC double glazed set of French doors that open out onto the balcony. With a carpeted floor, double radiator and central light fitting.

From bedroom 1 a set of French doors open out onto the

BALCONY



A super addition to the property, the rooftop balcony offers the perfect view to the front elevation and features a lush and green surround. The balcony is fenced to two sides with a stone wall to the rear. An ideal spot to sit and relax.



From the landing wooden doors open into

BEDROOM 2



A large and open second bedroom, again offering ample space for a double bed along with additional bedroom furniture. Bedroom 2 also features a dual set of fitted wardrobes offering additional storage space. With a carpeted floor, double radiator, uPVC double glazed window to the front elevation and central light fitting.

BEDROOM 3



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

BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, pedestal washbasin, low flush toilet, corner shower cubicle, double radiator, vinyl flooring, splashback tiling, ceiling inset spotlights and two frosted uPVC double glazed windows to the side elevations.

GARAGE & PARKING



The property benefits from an attached single garage, with roller front shutter, that offers a secure parking space. The garage is also ideal for additional storage space or to run a home business.

To the front of the property there is ample on street parking.

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: ///filled.builds.amused

Google Plus Code: P5P5+JPP Halifax

For sat nav users the postcode is: HX3 7AY

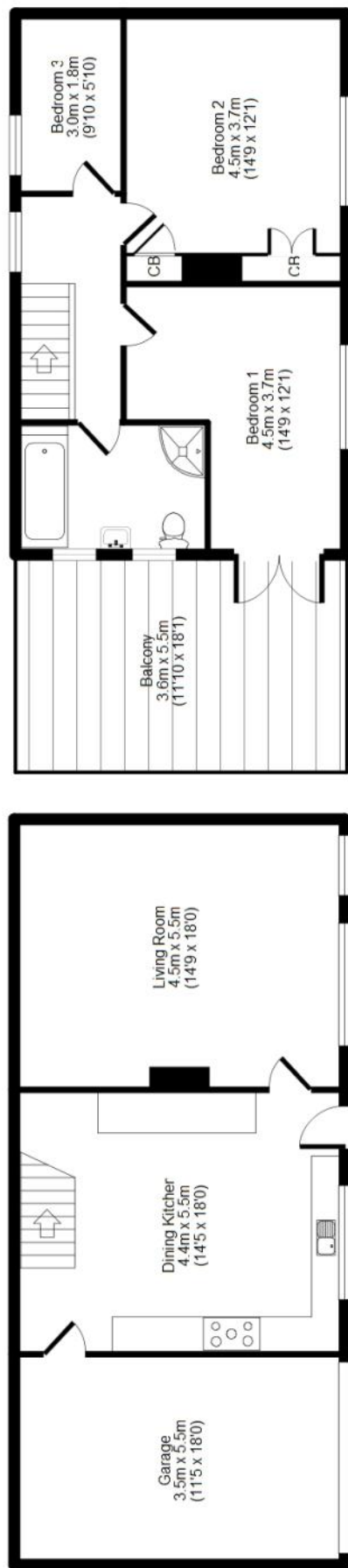
MORTGAGE ADVICE

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 118 sq. m / 1266 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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