

MARSH & MARSH PROPERTIES

3 Mickle Moss Farm Barn, Mountain, BD13 1JB

£295,000



This beautifully presented, three bedroomed, barn conversion is set in a breath-taking setting, featuring far reaching surrounding rural views, in a quiet and peaceful location and finished to a high quality and standard, creating something that is truly special. As soon as you arrive you notice the private drive with name stone that leads to the property creating a welcome reception. To the front a farmer's field creates an open frontage that will certainly delight. Leading to the front of the building is a brick paved parking forecourt that can easily accommodate four cars. To the side is a gated pathway that leads to the side door and rear gardens. The rear garden is a patio seating area with a long lawned section that offers the ideal location to sit back and relax or for children and pets to play in a secure setting.

The property is a perfect family home, or property for a professional couple or anyone looking for a beautifully presented residence. From the moment you step inside you will immediately notice the love, care and attention that has gone into making this a warm and welcoming space. With its well-appointed dining kitchen, large and open living room that benefits from views from the large windows over the fields to the front elevation, ground floor WC, three generous bedrooms (over two floors and one with en-suite), and a house bathroom. If you are looking for a property that is offered in a ready to move in condition this will be of special interest.

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

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The property also benefits from being within a short drive of good primary and outstanding secondary schools. Being situated at Mountain, this property benefits from being a short drive from the centre of Queensbury as well as an easy commute to Bradford city centre. The village of Mountain is situated in a peaceful location on a fantastic vantage point, surrounded by fields, presenting fantastic walks in the locality.

Owing to the stunning location of the property, the quality of its internal finish and the highly sought after position, an appointment to view is essential.

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

HALLWAY

A welcoming reception as you step inside the property with a wood laminate flooring, single radiator, uPVC double glazed window to the side elevation and a central light fitting.

From the hallway a wooden door opens into the

DINING KITCHEN



A beautifully presented and highly functional dining kitchen that features laminated work surfaces in an "L" shape to two sides of the room, all with over and under counter cupboards and drawers. An under stairs cupboard offers additional storage space. To one corner of the room there is ample space for a family dining table. With an integrated hob, integrated oven, stainless steel extractor hood, double radiator, plumbing for a washing machine, splashback tiling, wood laminate flooring, uPVC double glazed window to the rear elevation, ceiling inset

spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the dining kitchen wooden doors open into the

LIVING ROOM

A rather large and open living room that the first thing you notice is the large floor to ceiling uPVC double glazed windows and door (in addition to the normal sized uPVC double glazed window) that not only bathe the whole room in ample natural light but also offers fantastic views to the front elevation and access to the front driveway. The room offers more than ample space for a three piece suite, along with additional furniture.

With a wood laminate floor, central light fitting, two double radiators and a television access point.



WC

An excellent addition to the property offering ground floor facilities with a wood laminate floor, ½ pedestal washbasin, close coupled toilet, stainless steel towel radiator, central light fitting and an extractor fan.

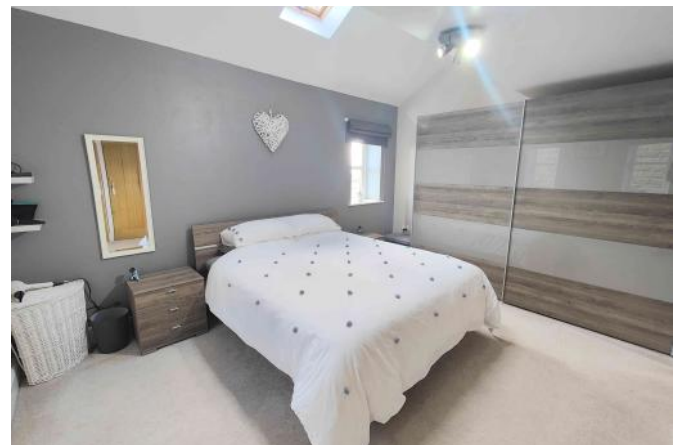
From the hallway a carpeted staircase leads up to the

LANDING

With a double radiator, two central light fittings, cupboard storage space and a carpeted floor.

From the landing a wooden door opens into the

BEDROOM 1





A large and beautifully presented master bedroom that benefits from a dual aspect nature with uPVC double glazed windows to the front and side elevations, that when twinned with the Velux window is a light and bright space. The room offers ample space for a king sized bed along with additional furniture. With a double radiator, carpeted floor and central light fitting.

From the master bedroom a wooden door opens into its



EN-SUITE



A well-laid out en-suite shower room that features an alcove inset rainfall shower, ½ pedestal washbasin, close coupled toilet, vinyl flooring, splashback tiling, stainless steel towel radiator, ceiling inset spotlights and an extractor fan.

From the landing wooden doors open into

BEDROOM 2

An ideal room for a child's bedroom, guest room or even as a work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation overlooking the gardens and a single radiator.

BATHROOM



A neatly laid out house bathroom that features a panel bath, ½ pedestal washbasin, close coupled toilet, vinyl floor, tiled splashbacks, ceiling inset spotlights, extractor fan and a towel radiator.

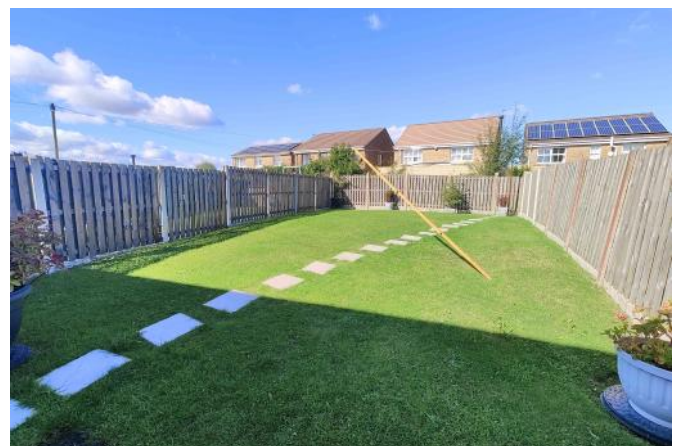
From the landing a wooden door opens onto a carpeted staircase that leads up to the

BEDROOM 3

A rather large and open upper floor bedroom that offers more than ample space for a king sized bed along with additional furniture. This room could also be utilised as the main bedroom should you wish. With a carpeted floor, two Velux windows, central light fitting and two double radiators.



offers the ideal place for children and pets to play in a secure setting. To the edge of the property is a patio seating area, ideal to sit out and enjoy a glass of wine or a barbeque. The lawned area offers the perfect location for children and pets to play in a secure setting.



GARDENS



To the rear of the property is a large and spacious, fully enclosed by wooden fence, rear garden that



PARKING



To the front of the property is a brick paved parking forecourt that offers space for four 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.





TO VIEW

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

LOCATION

What3words: ///rider.snail.rivers

Google Plus Code: Q4FP+3M7 Bradford

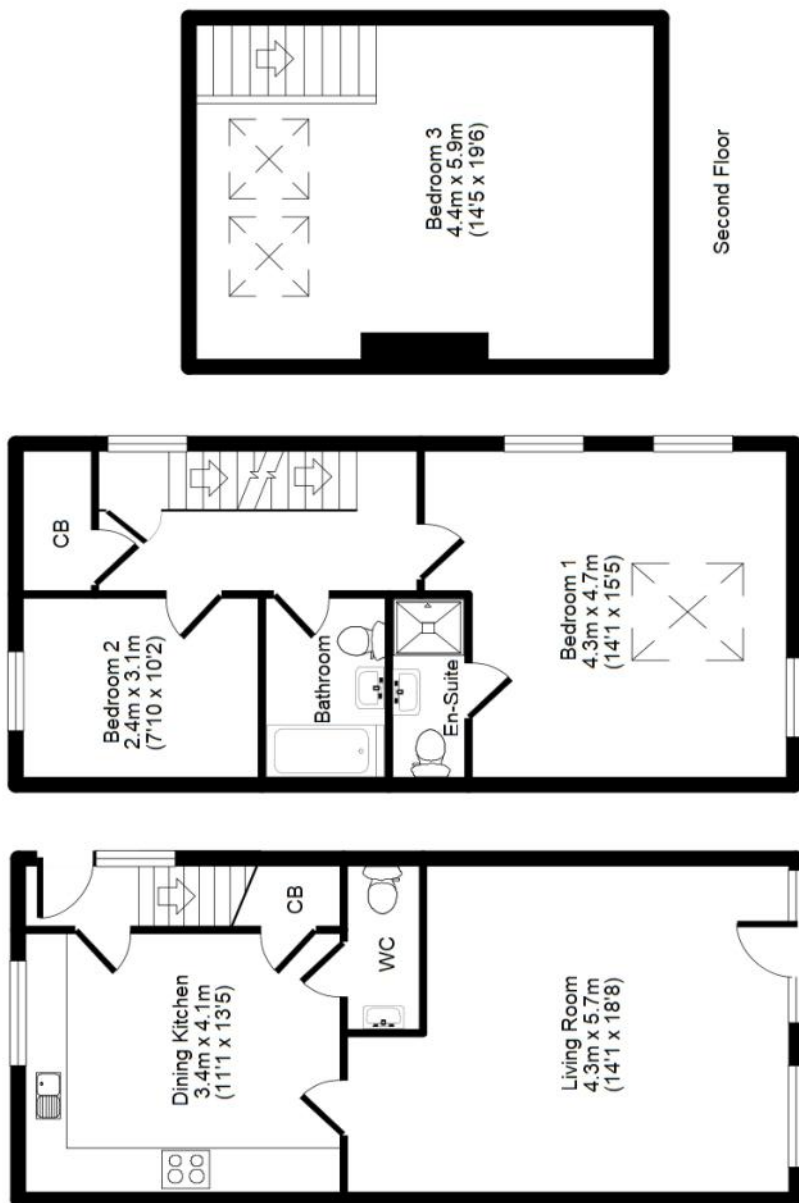
For sat nav users the postcode is: BD13 1JB

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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110 sq. m / 1188 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.

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