



## Till Carr Cottage Till Carr Lane

Lightcliffe, Halifax, HX3 8UB

£449,995



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\* VIEWINGS HIGHLY RECOMMENDED \*

A stunning THREE BEDROOM DETACHED PROPERTY which has been lovingly RESTORED & RENOVATED to provide a stylish and PRACTICAL family living space. The home is perfectly located within easy reach of local schools and amenities in the sought after village of Lightcliffe and is tucked away in a secluded and RURAL SETTING.

Having undergone a full renovation and rebuild in 2015, the home is now perfectly up to date and features underfloor heating to the kitchen, utility and upstairs bathrooms. With an open plan living space combining a living room, dining room and kitchen, there is natural light on all four sides of the home. Upstairs there are en-suite facilities and a stunning family bathroom with walk in shower and a feature roll top bath. There is an enclosed south facing garden to the side of the home.

## Living Room

An open plan living room with a feature woodburning stove as a focal point. Providing access to the garden to the side of the property and separated from the dining room by the staircase which has been crafted using timber and glass.

## Dining Room

Separated from the living room by a feature staircase, the dining room is in the centre of the property with patio doors to the rear allowing plenty of natural light.

## Kitchen

A fully integrated kitchen with built in appliances and underfloor heating. Ample work surface and storage space and a breakfast bar. Cream cupboards contrast well with white work surfaces and under unit lighting.

## Utility Room

To the rear of the property accessed from the kitchen and

providing access outside and to the w/c. The utility room has a sink, room for washing machine and further work surface and storage space.

## W/C

With a corner sink and w/c, this room is tastefully decorated with feature wall paper.

## Master Bedroom

A spacious and stylish master bedroom suite with built in wardrobes and en-suite facilities. Windows to two aspects overlooking the front and side of the home. A light and neutral colour scheme and ceilings tall enough for a chandelier.

## En-Suite

Tastefully tiled with a shower, sink and w/c.

## Bedroom Two

A double bedroom overlooking the front and side of the property with fitted wardrobes

## Bedroom Three

A smaller bedroom to the rear of the property with windows to the side and rear and a slate grey colour scheme.

## Bathroom

A beautiful family bathroom with a large roll-top bath tub, double shower, sink and w/c. The bathroom is tiled throughout in a tasteful dark grey and incorporates plenty of storage space and multifunctional lighting.

## External

The property has a private garden to the side of the home, providing a perfect space to relax and entertain on sunny days. There is land to the opposite side of the property currently owned by the Parochial Church Council of the Parish of Lightcliffe ("the PCC"). PCC has granted the current owner to use the land to park, so there is the potential for

off-road parking providing a similar agreement is made with the new owner and the PCC. Please be aware: This area of land is the only access to the open graveyard and therefore access is sometimes required by the church at certain times, i.e. for burials/maintenance. The property is surrounded by fields and the graveyard to the rear.

### Directions

For Satnav please use the postcode HX3 8UB

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



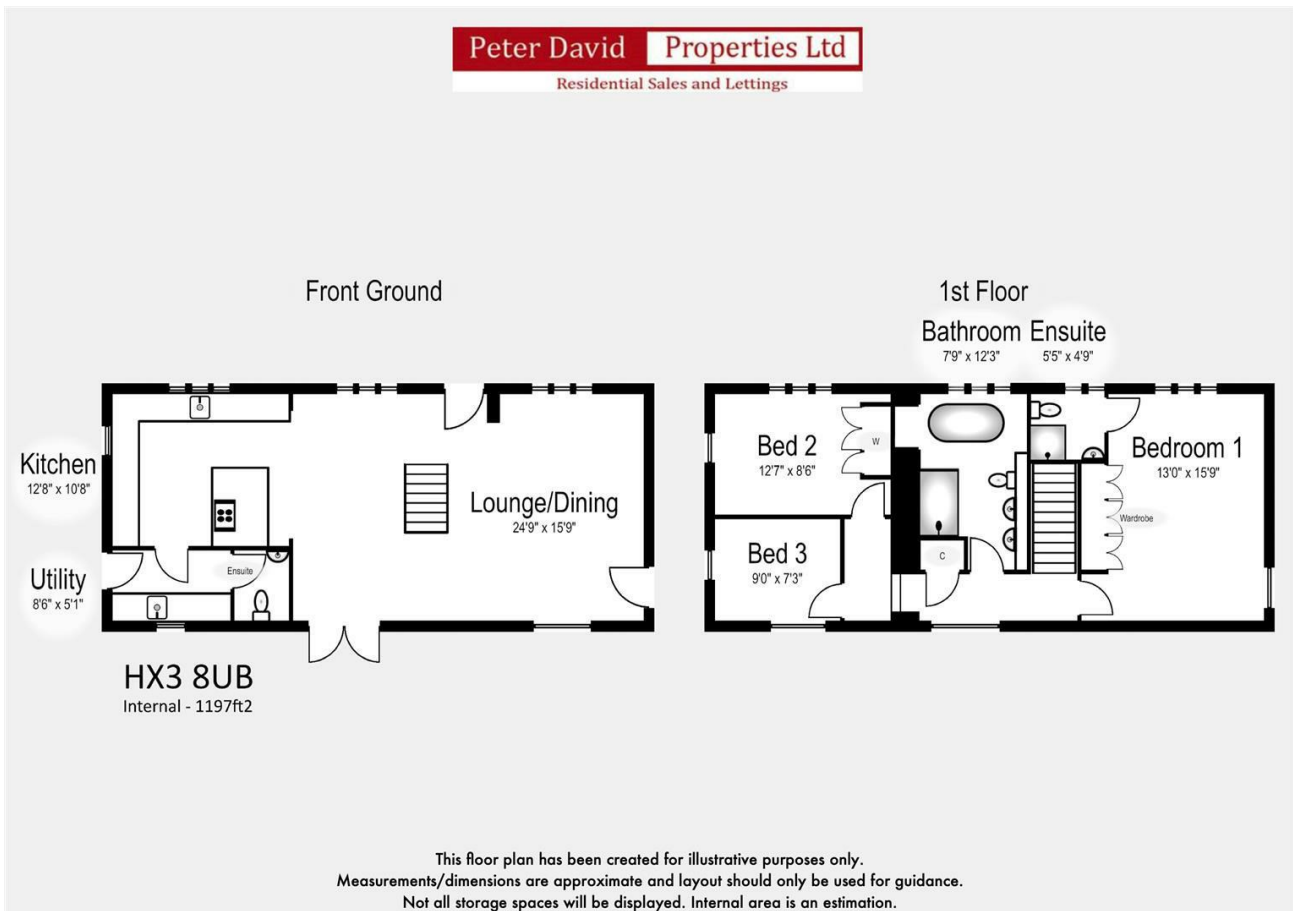
## Hybrid Map



## Terrain Map



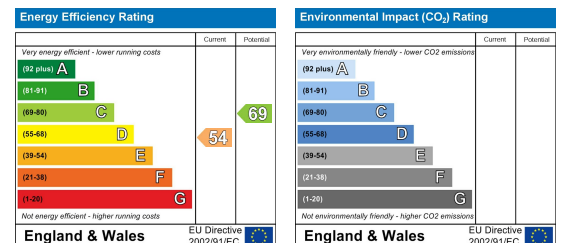
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.