



## Morriscot Coley Road, Coley, Halifax, West Yorkshire, HX3 7SA Offers Over £550,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE/FOUR BEDROOM NINETEENTH CENTURY STONE BUILT ONE-STOREY COTTAGE offering great character combined with a contemporary finish located in a desirable rural setting in Coley, Halifax - HX3. With private wrap-around gardens to three sides, off-street parking, its scenic location, and generous plot size, we expect this property to be popular with families looking for a home in the area. Features throughout the property include - beamed ceilings with original oak beams, mullioned windows, oak carvings, open-plan kitchen and recently fitted bathrooms. Internally comprising; entrance porch, kitchen/dining room, lounge, bedroom/office, master bedroom with en-suite, two further double bedrooms, bathroom, and a generous hallway to the rear ideal for an office space. Externally the property has an outbuilding with plumbing/electric for kitchen overflow and appliances, a generous patio area with a view to the neighbouring countryside, a gated driveway offering space for two cars, and finally a generous lawned garden offering great privacy to the side of the property.

### Property History -

Acclaimed master craftsman Henry Percy Jackson lived at Morriscot around 1916. He is responsible for carvings and woodwork in churches and houses around Halifax as well as designing the memorial in Norwood Green. There is a display of some of his work on display at Brighouse library. Morriscot retains lots of his work including the wood panelled fireplace and some of the doors. He was heavily influenced by William Morris

## INTERNAL

### Kitchen/Dining Room



Open-plan kitchen/dining room with tiled flooring and stained glass double-glazed windows. The kitchen is fitted with a good range of matching cream wall and base units with complementary black worktops. Appliances include - inset belfast sink, integrated fridge/freezer, integrated dishwasher, five-burner range cooker with overhead extractor. Down a short set of stairs is a generous dining space with ample room for a large tables with chairs as seen.

### Lounge



Generous lounge with triple-aspect mullioned windows and offering access through to office/bedroom. The lounge centres around a hand-carved fireplace (Henry Percy Jackson - see summary) with inset granite hearth and gas fire.

### Bedroom/Office



Through from the lounge is the bedroom/office which offers triple-aspect windows and great natural light. Currently used as a home office, but if preferable would accommodate a 3/4 bed.

### Master Bedroom



Good-sized master bedroom with high ceiling, original overhead oak beams and inset bookshelves. The master offers a view to the garden and an accompanying en-suite shower room. Offering space for a large bed, wardrobes and dressing furniture as seen.

### En-Suite



Contemporary master en-suite shower room with tiled walls and flooring and overhead spotlights. The en-suite has a matching three-piece suite as seen - walk-in shower, wc, wash basin and heated towel rail.

### Bedroom



A further double bedroom currently accommodating a high bed and wardrobes but offering space for a double if preferable.

### Bedroom



Final double bedroom, the second largest of the properties bedrooms. Offering ample space for a large bed, wardrobes and dressing furniture.

### Bathroom



Contemporary house bathroom, ideal for this family home. Offering a matching white four-piece suite as seen - bath, corner shower, wc, wash basin. The bathroom also has a fitted sink unit, fitted cupboards to one side and a towel rail.

## Hallway



Hallway to the rear of the property offering access to the side garden/patio and outbuilding. Currently accommodating a piano, but offering space for a home office if preferable.

## EXTERNAL



## Patio



The property has three separate patios; the first being next to the outbuilding and driveway, the second to the rear of the property offering an ideal spot to take in the view and neighbouring countryside, and the third as you enter through the gate to the front of the property which is well-sheltered and within view of the garden.

## Driveway



Gated driveway to the side of the property leading to the garden shed/outhouse. The driveway offers space for two off-street parking spaces.

## Garden



Generous garden to the side of the property offering a large lawn with surrounding shrubs and mature trees. Catching a great deal of sun-light and another outdoor sitting area, ideal for this family home.

## Outbuilding



The property has a small outbuilding with two separate storage spaces. Fitted with plumbing and electric and currently housing a washing machine and dryer.

## Views



The property backs onto neighbouring farmland/countryside making for a scenic and peaceful outlook to enjoy from the property and gardens.

