

Charnock Bates

The Country, Period & Fine Home Specialist



Morriscot

Coley Road, Coley, Halifax, HX3 7SA





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STONE & RENDERED COTTAGE BUNGALOW



FOUR DOUBLE BEDROOMS



GATED DRIVEWAY PARKING



WRAP-AROUND GARDENS WITH SOUTH-FACING LAWN & VIEWS

Guide price: £525,000

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Summary

Dating back to the 19th century, occupying a wonderful plot in a sought-after rural location, with pleasant far-reaching views of the neighbouring countryside. Morriscot is a four-bedroom detached cottage bungalow retaining a wealth of period fixtures and fittings throughout.

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

Internally, the property briefly comprises; entrance vestibule, dining kitchen, lounge, study/fourth bedroom, principal bedroom with en-suite, two further double bedroom and house bathroom.

Externally, a gated driveway provides off-street parking for two cars, whilst a wrap-around garden boasts three patio areas, and a generous South-facing lawn bordered by mature planting and shrubbery with open countryside outlook.



Location

Coley is a sought-after location between the villages of Northowram, Shelf and Norwood Green, close to the town centres of both Halifax and Brighouse offering local amenities which include; independent bars, restaurants and public houses, retail stores, convenience stores, sports clubs and local highly regarded schools including Northowram Primary School and Hipperholme Grammar School. The M62 motorway network is a short drive away while the rail network is within easy reach with the main Halifax Station approximately 10 minutes away providing direct access to the cities of Leeds, Bradford and Manchester.

General Information

Access is gained through a solid oak door into the entrance vestibule with a second timber and glass door leading into the dining kitchen, finished with fired earth slate flooring, with mullion windows enjoying an outlook into the south-facing garden.

A step up from the dining area leads to the kitchen offering a range of bespoke cream shaker-style wall, drawer and base units with contrasting granite worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include; dual-fuel Rangemaster oven with five-ring gas hob and extractor hood above, dishwasher and fridge-freezer.

Leading off the dining kitchen is the spacious lounge, benefitting from dual aspect windows enjoying an outlook into the rear garden. A hand carved feature wall sits at the focal point with a gas fire set within the chimney breast with tiled surround and stone hearth. Accessed off the lounge is a study/fourth bedroom, showcasing exposed beams and benefitting from dual aspect windows enjoying a pleasant outlook.

Moving through to the spacious principal bedroom, showcasing exposed oak beams and benefitting from built-in shelving storage and a window to the rear elevation enjoying a far-reaching outlook into the garden and beyond. A contemporary en-suite benefits from underfloor heating and comprises a w/c, pedestal wash-hand basin and a double walk-in rainfall shower, complimented by a tiled surround.

Completing the accommodation, two double bedrooms enjoy a pleasant outlook, a second entrance porch has a composite door and built-in shoe and coat storage, while the part tiled house bathroom has built-in storage and boasts a contemporary four-piece suite comprising a w/c, wash-hand basin with storage beneath, a panelled bath and a double walk-in rainfall shower.















Externals

A pedestrian gate from the roadside leads through to the welcoming gardens. A Yorkshire-stone flagged pathway and patio leads to the front door, adjacent to a generous south-facing lawn bordered by mature planting and shrubbery.

The Yorkshire-stone pathway continues round to the rear of the property offering a second patio area providing the perfect space to sit and relax, while enjoying pleasant, far-reaching views over the neighbouring countryside.

A gated driveway provides off-street parking for two cars leading to two stores providing useful storage, and accessing a further flagged patio area, also accessed from the door of the back entrance hallway. Further on-street parking is available if required.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

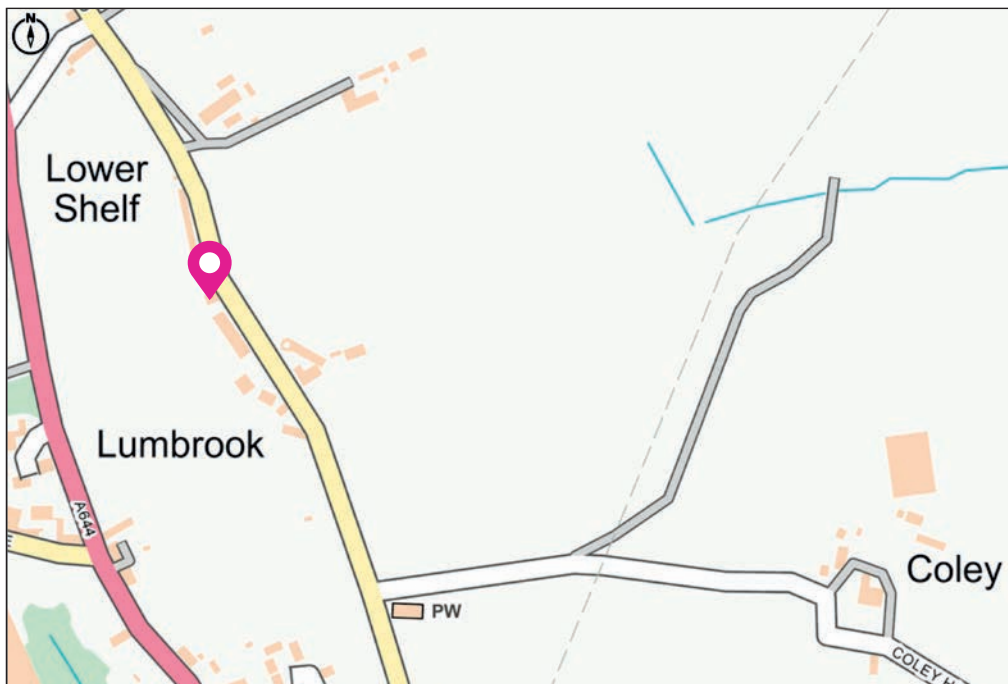
Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

From Halifax town centre head towards Orange St roundabout. At the roundabout, take the third exit on to Burdock Way (A58) and continue to follow Burdock Way past Shibden Park and then keep left to continue up Bradford Road. Continue up Bradford Road until you get to Stone Chair roundabout where you are to take your third exit on to Brighouse & Denholme Gate Road. After approximately 300-yards take a slight left turn on Coley Road and continue for approximately 0.3-miles where you will find Morriscot on your right-hand side, indicated by a Charnock Bates board.

For satellite navigation: **HX3 7SA**

Local Information

NEAREST STATIONS	Halifax	3.2 miles
	Brighouse	3.7 miles
	Low Moor	3.8 miles
NEAREST SCHOOLS	Shelf Junior & Infant School	0.8 miles
	Northowram Primary School	1.0 miles
	Greenglade Day Nursery & Forest School	1.1 miles
	Hipperholme Grammar School	1.1 miles
MOTORWAY NETWORK	Junction 26, M62	4.8 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	D
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Scottish Power
GAS SUPPLY	Scottish Power
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	EE (4G)
MOBILE SIGNAL	Good coverage



Floor Plan



Total approximate floor area:
1,404.15 sqft (130.45m²)

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