

MARSH & MARSH PROPERTIES

Cliffe Cottage, 3 Hillside, Kirkheaton, Huddersfield, HD5 0JR

£595,000



With a property name such as Cliffe Cottage, situated at 3 Hillside in Kirkheaton, it gives a clue about the approach to the property. The main building is accessed via a curving series of steps leading up the hill to the property, perched in a lofty and premium setting overlooking the local area and affording stunning views out to Castle Hill. If you have been looking for that Unique special something then this property IS the one you have been waiting for. Certainly a property that requires further inspection and exploration to fully appreciate.

The property benefits from expansive and mature gardens to the front, side and rear elevations, offering the ideal place to sit back and relax in a traditional style “English Country Garden” whilst overlooking the far reaching views towards Castle Hill. The property features a gated and private driveway that could accommodate 10+ cars that lead down to a workshop, which features its own mezzanine level, and large storage garage.

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Internally the property is beautifully presented with a cornucopia of original features, that when twinned with the modern décor, creates a truly eclectic living space that will impress and delight from the moment you step inside. A light and bright property throughout that features a large and open living room, sitting room, grand dining room, well-appointed kitchen, rear storage room, three double bedrooms and a house bathroom. Just step inside and you will immediately get that "at home" feeling.

Kirkheaton benefits from being on the outskirts of Huddersfield, offering quick and easy access into the town centre. Huddersfield itself offers access to two well-connected train stations, Mirfield and Huddersfield, which provides quick and easy routes to all major towns and cities. The property is also within easy access of good local schools.

Owing to the fantastic features on offer with this property, its neatly tucked away location, its ample private parking and beautifully presented internals, an appointment to view is essential in order to fully appreciate this property.

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

PORCH

Providing a barrier from the external aspect to the internal the porch comprises of a stone floor, windows to both sides and a central light fitting.

From the porch a wooden door opens into the

DINING ROOM



A fantastic welcome as you step into the property, its eclectic decor, with modern colour scheme that

when twinned with the original beamed features creates a fantastic sense of style. The room can accommodate a family dining table and features a gas stove, set on a stone hearth, creating a charming feature to one side. With a single radiator, ceiling inset spotlights, stone flooring, window to the front elevation and a central down light fitting.



From the dining room an opening leads into the

SITTING ROOM



A charming space, creating a sitting room, a perfect informal area that would be ideal for a reading space or as a second reception room. Featuring a beamed ceiling, ceiling inset

spotlights, solid wooden flooring, window to the front elevation, wall mounted light fittings and a single radiator.

From the sitting room a wooden door opens into the

LIVING ROOM



The living room offers the real “WOW” factor for the ground floor, a large and open space that is bathed in natural light owing to the dual aspect windows, with a window to the front elevation, French door offering access to a patio area and a large bay window (with feature window seat) that overlooks the gardens to the side elevation, along with the stunning views beyond. The room has a

boxed and beamed ceiling and also features a solid wood flooring. A large and substantial multi-fuel stove is set on a Minster stone fireplace that creates a natural central focal point for the whole room. The living area can easily accommodate a three piece suite along with additional furniture. With wall mounted light fittings and two double radiators.



From the dining room a wooden door opens to the

KITCHEN



A beautifully presented and hand finished bespoke kitchen that is perfectly in keeping with the style and décor of the property that creates a highly

functional space. The kitchen also offers access into the front garden via a wooden door. With space for a cooker unit, tiled work surfaces, tiled splashbacks, over and under counter cupboards and drawers, plumbing for a washing machine, single radiator, extractor hood, beamed ceiling, two central light fittings, fired earth terracotta floor tiles, window to the front elevation, space for a fridge/freezer and an inset Belfast sink with mixer taps.



From the dining room a wooden staircase leads up to the

LANDING

With a wooden floor, window to the rear elevation, single radiator and two central light fittings.

From the landing wooden doors open into

BEDROOM 1



A fantastically large and open style master bedroom, featuring from three dual aspect windows that offer the best views of the property across the gardens and valley beyond. The room can easily accommodate a king sized bed along with additional furniture. The room also features a traditional style cast iron fireplace feature to one

side. With a wooden floor, beamed ceiling, two central light fittings and a double radiator.



BEDROOM 2



A good sized second bedroom that features a large set of fitted wardrobes to one side providing plenty of storage space. The room can accommodate a double bed along with additional bedroom furniture. With a single radiator, central light fitting, window to the front elevation and wooden flooring.

BEDROOM 3



A rather large third bedroom that again features a large set of fitted wardrobes to one side of the room and can accommodate a double bed. This room features two windows to the front elevation making this a light and bright space. With a wooden floor, central light fitting, single radiator and bulk head cupboard storage space.

BATHROOM



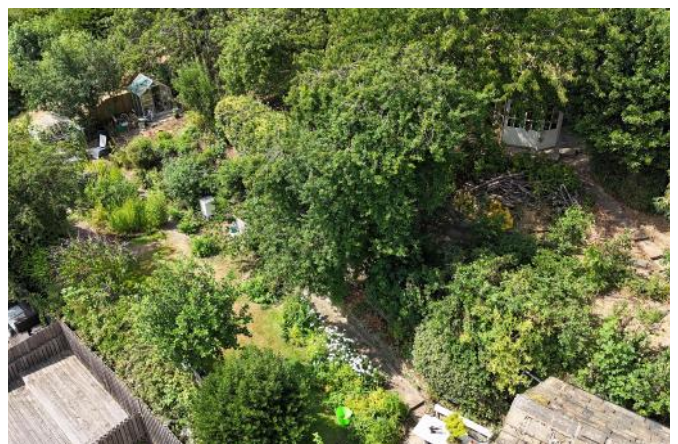
A neatly presented and well laid out house bathroom that makes excellent use of the space on offer. With a Victorian slipper bath, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, tiled walls, tiled floor, wall mounted light fittings and dual aspect windows to opposite sides of the room.

GARDENS



The gardens to the property MUST be seen in person to be fully appreciated. The epitome of an "English Country Garden", set in a private setting and benefitting from the stunning far reaching views. The gardens are a large space that extends away from the side of the property and in an "L" shape offers a surprising amount of space.

Including a large area, seating areas, mature flowerbeds, greenhouse and a sheltered summerhouse that offers the ideal place to sit back, read a book and enjoy the view of Castle Hill. Truly a space that needs to be fully explored to realise the fantastic garden on offer.



PARKING



The property features a large, long and private driveway that could easily accommodate 10+ cars.



gas, electric and water with the added benefit of gas central heating.

TO VIEW

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



WORKSHOP & GARAGE



The workshop and garage is a fantastic addition to the property. Located below the main building at the rear of the driveway the garage offers a large space, perfect for storage of cars or other items that offers a high ceiling and is fully lit.

Next to the garage is the workshop, a perfect place for an avid DIY'er or for someone to run a home business from. The workshop has a mezzanine level offering further storage or work area.

GENERAL

The property has the benefit of all mains services,



DIRECTIONS

What3words: Driveway: [///card.games.gifts](#)

House: [///bind.gladiators.forces](#)

Google Plus Code: Driveway: M729+RMM Huddersfield

House: M729+WF3 Huddersfield

For sat nav users the postcode is: HD5 0JR

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.

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230 sq. m / 2475 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. All images and dimensions are not intended to form part of any contract or warranty. (c) Marsh & Marsh Properties

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