



**Sapling Grove Cottage Master Lane, Pye Nest HALIFAX HX2
7EW**

welcome to

Sapling Grove Cottage Master Lane, Pye Nest HALIFAX

An elegant and distinctive former Coachman's House, offering a rare opportunity to acquire a characterful residence currently arranged as two separate dwellings: the principal house and an adjoining two-bedroom apartment/bungalow.

Exceptional potential, rare opportunity to market.



Ground Floor

Kitchen

The kitchen comprises wall and base units, sink and drainer, tiled splashback, integrated oven and hob with extractor hood above, space/plumbing for appliances such as washing machine, ceiling light point, double glazed window and door to the front.

Lounge

The lounge is generous in size and comprises a double glazed window to the front, ceiling light points and central heating radiator.

Conservatory

The conservatory is a bright and airy space, currently used as another sitting room. With ceiling light point and double glazed windows to all sides.

Dining Room

The dining room will accommodate a family sized dining table and chairs. With double glazed window to the front, ceiling light point and central heating radiator.

Bedroom Three

This room is a double room and comprises a double glazed window to the front, ceiling light point, built in wardrobes and central heating radiator.

Garage

The garage will accommodate a car or be utilised as spacious dry storage. With ceiling light point and access from outside with up and over door or internally through the property.

Bathroom

The bathroom comprises a double glazed frosted window to the front, ceiling light point, bath with shower overhead, wash hand basin and w/c.

Shower Room

The shower room benefits from a corner shower cubicle, ceiling light point, w/c, wash hand basin, double glazed frosted window to the front and ample space for storage.

First Floor

Bedroom One

Bedroom one is a very generous double room. With double glazed windows to the front and rear, ceiling light point and central heating radiator. This room will easily accommodate a double bed and usual bedroom furniture.

Kitchen

The kitchen is neutral in design and comprises wooden wall and base units, sink and drainer, integrated oven and hob with extractor hood above, space/plumbing for appliances, ceiling light point, central heating radiator and double glazed windows and door to the front and rear.

Bedroom Two

This bedroom will easily accommodate a double bed and usual bedroom furniture. With double glazed window to the front and rear, ceiling light point and central heating radiator.

Bedroom Four

Bedroom four is another double room with ceiling light point, central heating radiator and double glazed window to the rear.

Bathroom

The bathroom is neutral in design and comprises a double glazed frosted window, bath with shower overhead, w/c, wash hand basin, tiled walls and ceiling light point.

Reception Room

A well presented room with double glazed windows to the front and rear, ceiling light point, electric log burning effect stove and central heating radiator.

Additional/External

The property benefits from a low maintenance garden at the front with ample space for outdoor seating and activities. There is ample scope and potential for the space this property has to offer. With off street parking and access to three

underbuilt external stores suited for a number of uses.

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Sapling Grove Cottage Master Lane, Pye Nest HALIFAX

- Characterful Former Coach House
- Immaculate Gardens
- Character Features Throughout
- Adjoining Two Bedroom Apartment
- Gated Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of
£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109057 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk