

# MARSH & MARSH PROPERTIES

*44 West Street, Shelf, HX3 7LN*

*£140,000*



A beautifully presented, charming cottage, situated on a quiet street in the pleasant Shelf village. The cottage is an end of terrace, benefitting from an open frontage and garden space to the rear elevation and side elevations, fully enclosed and fenced to create a secure space. The property also benefits from ample on street parking to the front elevation. Its charming appearance, well-presented frontage and quiet location make this a fantastic property for any professional person, first time buyer or property investing landlord.

Internally the property is offered in immaculate condition and, therefore, anyone wanting a house in a ready to move in condition will find this of special interest. Displaying some traditional features whilst being in a modern condition throughout. With a good sized living room, well-presented breakfast kitchen, beautifully presented bedroom, well-appointed house bath/shower room, spacious landing (with additional storage) and a large storage cellar. This charming cottage has plenty on offer internally and is certainly a unique property.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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The property benefits from being within the catchment area of an outstanding primary school as well as being within easy transport distance of the surrounding secondary schools. Also benefitting from good transport connections, with quick access into both Halifax and Bradford. The property also sits within a 10 minute drive of the M62 motorway, providing fantastic connections to regional cities. The Halifax and Bradford train stations also offer excellent local connections including the Grand Central train service.

Owing to this property's fantastic internal condition, charming garden and quiet residential location an appointment to view is recommended to fully appreciate the property on offer.

From the front of the property a solid composite door opens into the

### **PORCH**

An excellent addition to the property providing a fantastic barrier from the external aspect to the internal. With a wood laminate floor, wall mounted coat hooks, alarm control panel and central light fitting.

From the porch a wooden door opens into the

### **LIVING ROOM**



A spacious and bright living room that makes excellent use of exposed stonework and beamed ceilings, mixed with a modern décor, to create a stylish and welcoming fusion of modern and traditional styles. The room is well lit via a central light fitting and by the uPVC double glazed windows to the front elevation. A feature wood burning stove, on a stone hearth in the stone chimney breast, creates a natural centre feature

for the whole room, including a wall mounted wooden mantelpiece. With carpeted floors, corner alcove inset TV stand (with built in drawers) and a double radiator.



From the rear of the living room a wooden door opens onto a small hallway. From the hall a wooden door opens into the

### **BREAKFAST KITCHEN**



A well laid out kitchen, maximising the space on offer to create a highly functional and well-appointed kitchen, all presented in a modern decor. There is ample storage space with both over and under counter cupboards and drawers to two walls. The room receives ample natural light



from the uPVC double glazed window, to the rear elevation, overlooking the garden. A uPVC double glazed door provides access into the west facing garden. The kitchen is also illuminated by numerous ceiling inset spotlights. With fitted hob, fitted oven, stainless steel extractor hood, laminated work surfaces, single radiator, plumbing for a washing machine, tiled flooring, space for a fridge/freezer, fitted freezer and a stainless steel sink with a stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

## **LANDING**



A large and spacious landing that offers additional storage space with a set of fitted wardrobes down

one length of the wall. With a carpeted floor and two central light fittings.

From the landing wooden doors open into

## **BEDROOM**



A generous bedroom with ample space for a double bed, along with additional bedroom furniture. The bedroom benefits from the feature exposed stone fireplace that presents a charming contrast to the modern colour scheme. With single radiator, central light fitting and leaded uPVC double glazed window to the front elevation.

## **BATHROOM**



A well-appointed and beautifully presented, recently renovated, bathroom that makes excellent use of the space on offer. The bathroom is well illuminated via a central diffuser style light fitting, in addition to a frosted uPVC double glazed window to the front elevation. With panel bath, corner shower cubicle, close couple toilet, pedestal washbasin, stainless steel towel radiator, wood laminate flooring and splash back tiled walls.



#### **CELLAR**

A fantastic addition to the property; the cellar provides ample storage space with its stone shelves, power outlets and a central light fitting and has plenty of space for a washer/dryer. To the side of the main cellar is a second storage cellar offering ample additional storage space.

#### **GARDENS**



To the rear of the property are the charming west-facing gardens, with a patio area to the edge of the property leading up to a long lawn with shrub borders to the side and the far end of the garden. An ideal space for children and pets to play in a secure environment. A gate to the side provides access to a walkway that leads round to an enclosed side area, ideal for storage, which has a

gate leading to the front elevation.



At the front of the property is a small walled patio garden.

#### **PARKING**

There is on street parking located at the front of the property.

#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

#### **TO VIEW**

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

#### **DIRECTIONS**

From the Marsh & Marsh Properties office travel up Kirk Lane towards the Towngate pub and at the end of the road turn left onto Denholme Gate Road (A644) and travel for 1.5m, travelling straight over on the Stone Chair roundabout. Just before the Duke of York pub turn right onto West Street. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties

“For Sale” sign.

For sat nav users the postcode is: HX3 7LN

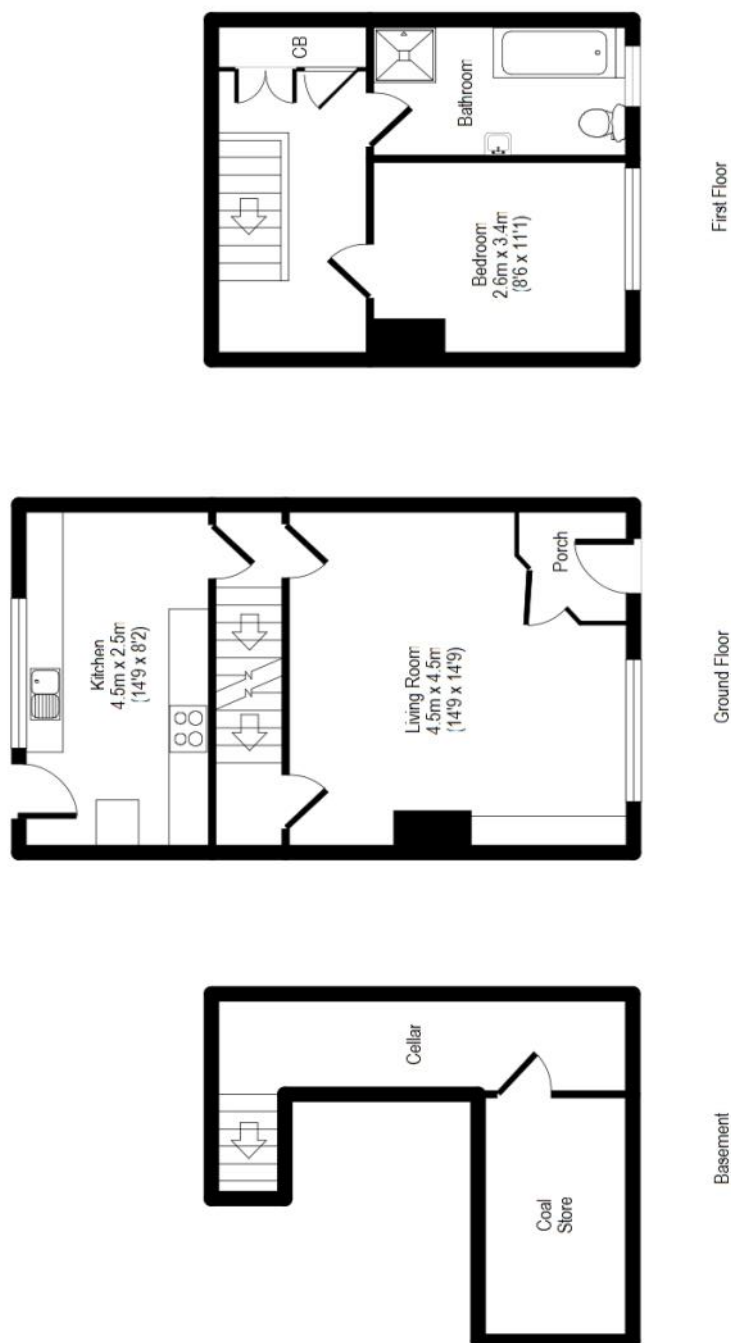
### **MORTGAGE ADVICE**

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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 any contract or warranty

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