

MARSH & MARSH PROPERTIES

46 Station Road, Holywell Green, Halifax, HX4 9AW

£250,000



A unique offering is presented by this charming, weaver's cottage, property. Originally two houses, and at one time being detached, it is now the end part of a row whilst benefitting from a thick external wall between the houses. This property offers a fantastic amount of space throughout and is also offered with the added benefit of NO CHAIN, presenting the opportunity for a quick sale. The house also features a bank of solar panels, on a high level feed-in tariff, offering free electricity for the property and an added source of income. The property is located in the sought after locale of Holywell Green, down a quiet road, and benefits from pleasant valley views to the front elevation. The house also features ample on street parking to the front and side elevations.

Although the property does require some modernisation there are so many pleasant features on offer that this presents an ideal opportunity for someone to create something truly special. The property is also reportedly one of the oldest in the village and is rich in history. Situated over three floors (with a lower level access via one of the cellar rooms) the property features a warm and welcoming living room, well-presented kitchen, ground floor house bathroom, three double bedrooms to the first floor, large and spacious cellar rooms that could be converted into a usable space. This property certainly has a bounty of features that will spark delight as soon as you step inside.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

This property's location provides good access for the M62 motorway with its cross Pennine connections to Manchester as well as Bradford and Leeds. The property is also situated in between Brighouse and Halifax, providing a choice of train stations, both with good local and national connections, including the London bound Grand Central train. The house also benefits from being within a short distance of an outstanding primary and good secondary school.

Owing to the fantastic potential on offer with this charming home, its spacious internals, highly sought after location and renovation potential, all offered with the added benefit of being with NO CHAIN, an appointment to view is essential.

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

HALLWAY

A charming reception as you step inside the property with a central light fitting, single radiator, wooden flooring and cupboard storage space.

From the hallway wooden doors open into the

LIVING ROOM



A welcoming and inviting living room that offers ample space for a three piece suite along with additional furniture. An open fireplace, with tiled hearth, creates the ideal central feature for the room that could potentially have a wood burning stove installed. The room also features a solid wood parquet flooring and beamed ceiling, lending to the cottage feel. With a uPVC double glazed window to the front elevation, central light fitting, single radiator and television access point.



DINING KITCHEN



A rather well-presented and laid out dining kitchen that features an "L" shaped set of

laminated work surfaces to two walls, all with over and under counter cupboards and drawers, offering plenty of storage space. There is room in the opposite corner for a dining table. With an integrated dual oven, integrated hob, extractor hood, laminated work surfaces, single radiator, plumbing for a washing machine, splashbacks, solid wood flooring, uPVC double glazed window to the front elevation, plumbing for a dishwasher, plumbing for a washing machine, omni-directional ceiling spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.



BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer to

create a highly functional room. With a walk-in style shower cubicle, bowl style bath, pedestal washbasin, close coupled toilet, wooden floor, single radiator, full height tiled walls, ceiling inset spotlights, and a frosted uPVC double glazed window to the side elevation.



From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, central light fitting and a large cupboard storage space.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that benefits from dual aspect uPVC double glazed windows to the front and side elevations that bathe the whole room in natural light. The room offers ample space for a king sized bed along with additional furniture. With a single radiator, central light fitting and a carpeted floor.



BEDROOM 2



A good sized second bedroom that can accommodate a double bed along with additional bedroom furniture. With a single radiator, uPVC double glazed window to the front elevation, central light fitting and a carpeted floor.



BEDROOM 3



Another good sized bedroom that can accommodate a double bed. With a single radiator, uPVC double glazed window to the front elevation, central light fitting and a carpeted floor.

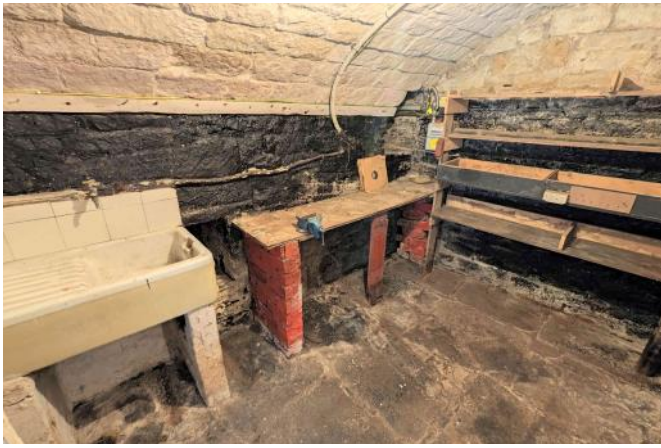
From the rear of the living room a wooden door opens onto stone steps that lead down to the

CELLAR



The cellar is a fantastic feature of the property, divided into three rooms - the first is a vaulted ceiling style cellar that is ideal for a wine cellar or storage space. A short opening leads into the second room with, further storage space, that

features a porcelain sink.



A wooden door from this room opens into a large usable room; perfect for renovation or development into a usable space. The cellar room

offers access to the front elevation via a uPVC door. With a solid stone floor, central light fitting, beamed ceiling and frosted uPVC double glazed windows to the front elevation. The cellar also houses the inverter for the solar panels.

PARKING

The property features ample on-street parking to the front and side elevations.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating. The house also benefits from two water feeds.

TO VIEW

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

LOCATION

What3words: [///clear.living.dozed](#)

Google Plus Code: M4FM+PRM Halifax

For sat nav users the postcode is: HX4 9AW

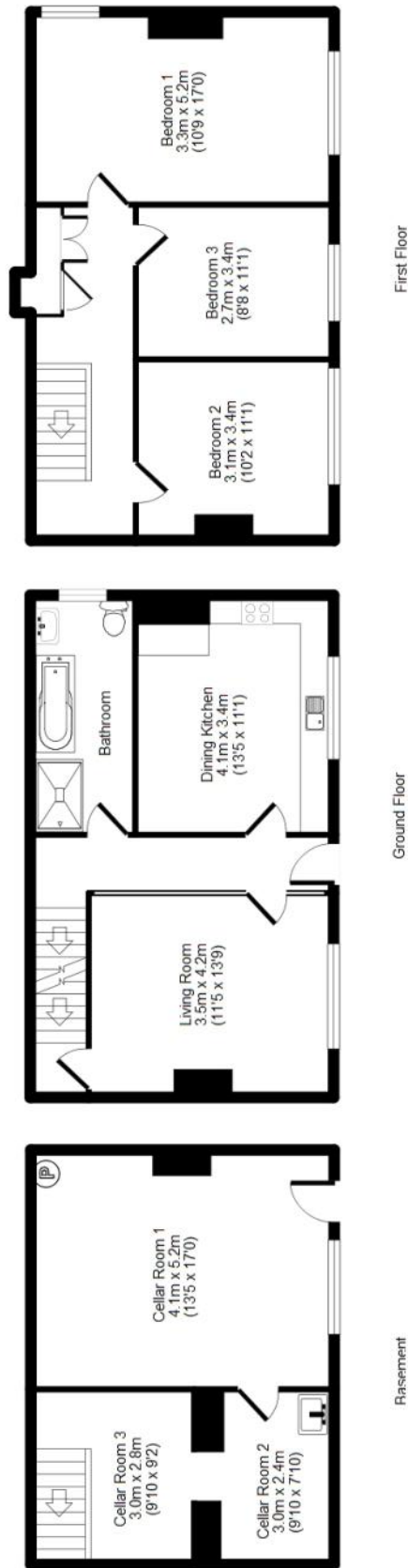
MORTGAGE ADVICE

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.

46 Station Road, Holywell Green, Halifax, HX4 9AW



APPROX GROSS INTERNAL FLOOR AREA: 129 sq. m / 1386 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

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk