

Charnock Bates

The Country, Period and Fine Home Specialist



Myrtle Cottage
Salterhebble, Halifax, HX3 0QD





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Halifax
HX3 0QD

Offers In Excess Of: £375,000



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Summary Description

An extremely rare opportunity to purchase this character detached home dating back to approximately 1750 retaining a wealth of traditional features. Nestled within a peaceful woodland setting within Hebble Brook whilst remaining close to a variety of local amenities along with excellent commuter links to the M62 motorway network. This one-off home requires an early inspection in order to truly appreciate the tranquil location.

Internally the ground floor of the property briefly comprises; entrance hall, two lounge areas, modern kitchen, dining room, w/c and the fourth bedroom. Moving to the second floor three further double bedrooms complete the internal accommodation with the main bathroom and games room. Externally the property enjoys paved patio areas to the front and side elevation with the addition of a gated driveway providing off-road parking for up to eight vehicles.

Location

Salterhebble is a sought after residential location having easy access to Halifax, Huddersfield and Sowerby Bridge. The property is within walking distance of the local shops and amenities within Skircoat Green, Calderdale Royal Hospital and schools including the highly desired All Saints school. Excellent M62 access via Junction 24. Railway stations in both Halifax and Sowerby Bridge.

General Information

Access is gained across the iron bridge over the Hebble brook, entering through the arched rustic main door leads through the entrance hall.

To the left is the main lounge of the property, boasting a wood burning stove set on a brick tiled surround and stone hearth, inset spotlights and two large windows overlooking the waterfall making this a great room to relax and unwind.

Boasting a range of high gloss wall, base and drawer units to the kitchen with contrasting worksurfaces inset chrome sink, vertical wall radiator, ceiling and kick board spotlights, integrated washing machine and space for fridge freezer.







Moving through the hallway with WC and fourth bedroom leading to the generously sized dining room, with log burner set in a brick tiled surround and stone hearth and exposed beams.

Direct access is gained to the sitting room, with exposed beams, log burner with brick tiled surround, stone hearth and timber mantle and dual aspect windows elevations providing great natural light and scenic views down the brook.



Progressing to the second floor boasting a large principal bedroom with views of the brook and woodlands, exposed beams, and inset spotlights.

Two further double bedrooms also enjoy picturesque views.





Having a three-piece suite to the house bathroom comprising; panelled bath with overhead shower attachment with glass shower screen, tiled splashed backs, wash hand basin with chrome mixer tap and low flush WC and vertical stainless steel towel radiator.

Finally, a large games room with reinforced floor suitable for a snooker table completes the internal accommodation.



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Externals

Enjoying a private substantial gated parking area providing ample off-road parking. An iron bridge over the Hebble Brook leads to the external seating area ideal for entertaining, barbequing and al-fresco dining whilst taking in the picturesque idyllic setting. Enjoying further garden to the side elevation with outbuilding with power points.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC: Band D

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not. Please note our vendor has advised there is an agreed right of way across the Hebble Trail to access Myrtle Cottage subject to an annual cost of £1.18.

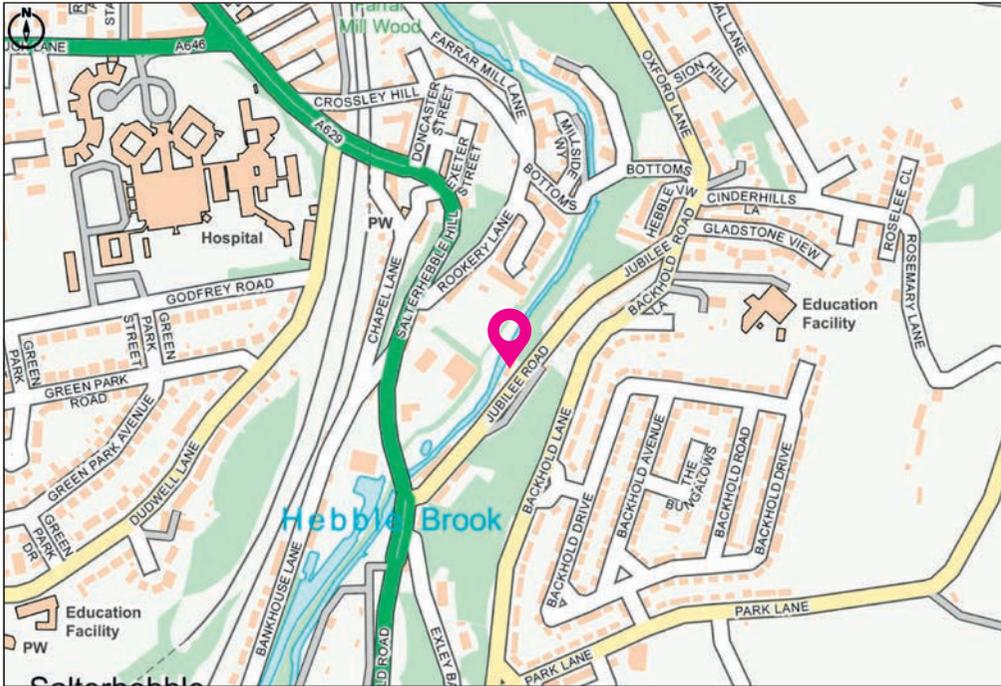
Services

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.

Tenure

Freehold





Directions

Heading off Halifax Road on to Ainley Top roundabout take the third exit on to Huddersfield Road A629. Travelling for approximately 3.5 miles continuing forward until reaching the Junction of Jubilee Road with Halifax Plumbing Merchants and The Shell garage on the right. In between both businesses the track for Hebble Trail is situated. Proceed forward making a right turn down Hebble Trail and the property will be situated on the right.

EPC Rating

Current 67 – Potential 79

Local Information

Nearest Stations

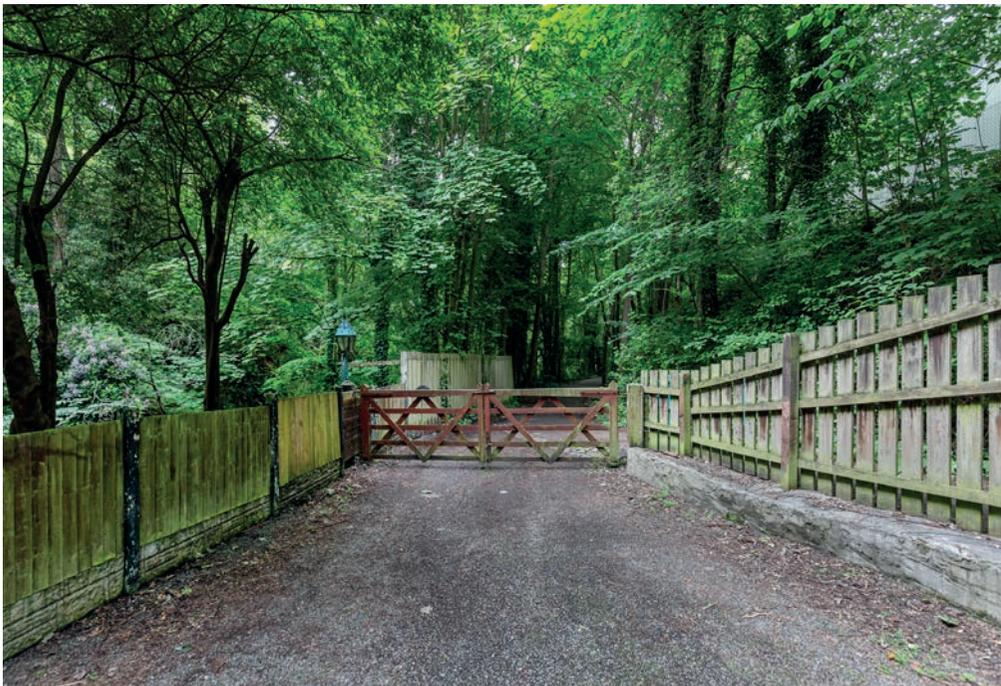
Halifax	1.6 miles
Sowerby Bridge	3.2 miles
Brighouse	4.6 miles

Nearest Schools

The Crossley Heath School	2.3 miles
All Saints Junior & Infant School	1.5 miles
Copley Primary School	1.0 miles

Motorway Network

M62, Junction 24	3.9 miles
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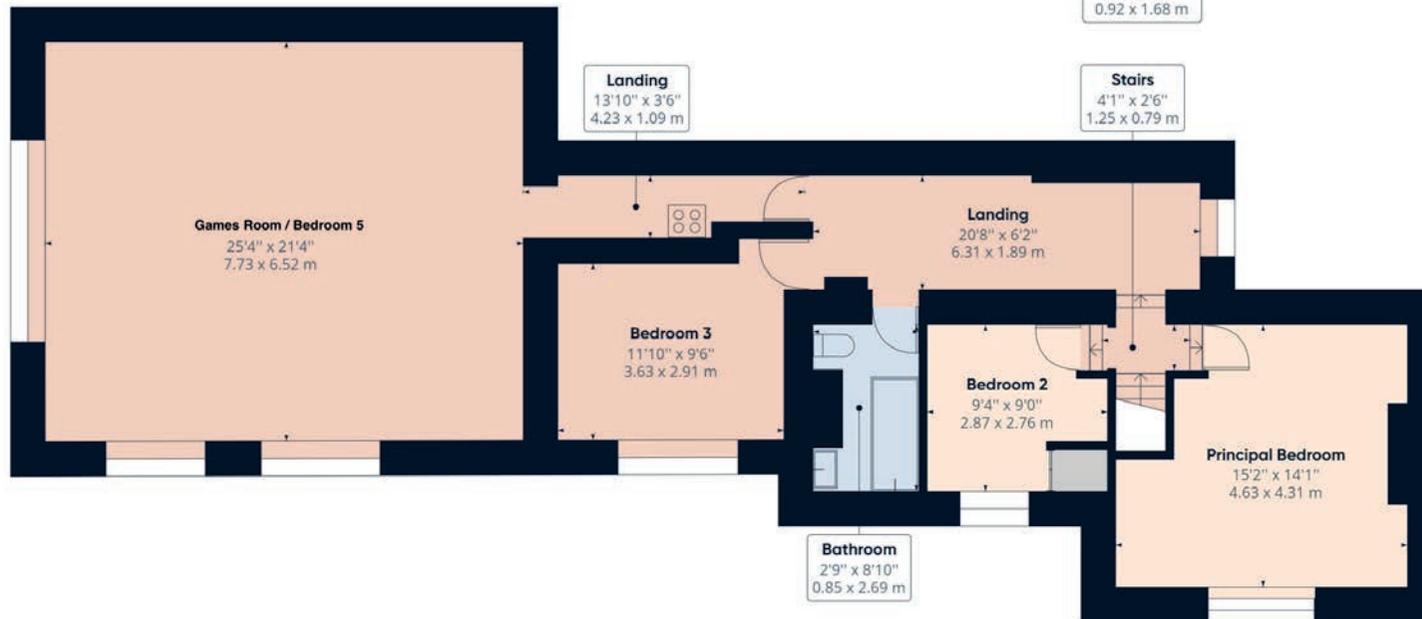


Floor Plans

Ground Floor



First Floor



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