

# Peter David Properties

Residential Sales and Lettings

## Stag Rose Cottage, 573 Halifax Road

### Price Guide: £240,000





# Stag Rose Cottage, 573 Halifax Road

## Description

\* STABLES \* OPPORTUNITY TO PRIVATELY RENT 2 ACRES OF LAND  
\* Offered for sale via online modern auction is this well-maintained three bedroom cottage, offered for sale with impressive external features including four stables. The property, which is detached, internally comprises: a kitchen, a useful utility room, a conservatory with views to the rear, living room, three bedrooms, an en-suite to the master bedroom and a bathroom. Outside the property there is also a horse walker, beautiful gardens with border plants and shrubbery and the opportunity to privately rent an additional two acres of land (by separate negotiation, the current owners pay £75 p/month). This property is located in the popular area of Liversedge, not far from the M62 network and close to local amenities. Viewings are recommended - book yours today!

## Features

- Opportunity to rent 2 acres of land - separate negotiation
- Detached property
- Four stables
- Well-maintained gardens and parking for 6 cars
- Alarmed
- Double glazing & central heating
- Pleasant views
- EPC - F
- En-suite to the master bedroom
- Viewings recommended

## Entrance Hall 4.44m (14' 7") x 1.76m (5' 9")

A newly decorated entrance hallway with tiled flooring and access to the cellar.

## Kitchen Diner 4.40m (14' 5") x 3.61m (11' 10")

A large kitchen diner with wooden flooring and a beamed ceiling. The focal point is the gas stove fire. Featuring a porcelain sink, a gas oven and space and plumbing for free-standing appliances.

## Utility Room 3.04m (10' 0") x 1.75m (5' 9")

Benefiting from kitchen units, a sink and space and plumbing for a dishwasher.

## Conservatory 3.86m (12' 8") x 3.81m (12' 6")

A pleasant conservatory with access to the garden. With under-floor heating allowing use of the space all year round.

## Living Room 4.44m (14' 7") x 1.77m (5' 10")

A large living room with the focal point being a gas stove fire. Window to the front aspect with good views.

## Landing 3.28m (10' 9") x 2.03m (6' 8")

Providing access to the first floor accommodation.

## Master Bedroom 3.62m (11' 11") x 4.34m (14' 3")

A double bedroom with a window to the rear elevation and access to the en-suite.

## En-suite 1.42m (4' 8") x 1.40m (4' 7")

A fully tiled en-suite with a three piece suite comprising: a WC, a hand basin and a shower cubicle.

## Bedroom Two 4.37m (14' 4") x 3.13m (10' 3")

A large double bedroom with views across Cleckheaton. Benefiting from built in wardrobes and a window to the front elevation.

## Bedroom Three 3.36m (11' 0") x 2.10m (6' 11")

A single bedroom with a window to the front elevation.

## Bathroom

A good sized bathroom with a white three piece suite comprising: a WC, a hand basin and a bath.

## External

Externally the property benefits from off road parking for up to six cars, a well maintained garden, four stables and a horse exercise area. There is also the opportunity to privately rent an additional two acres of land (by separate negotiation, the current owners pay £75 p/month).

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Directions

From Peter David Properties Brighouse:  
Follow Commercial St  
Continue onto King St  
Turn right onto Lawson Rd  
Turn left to stay on Lawson Rd  
Use any lane to turn left onto Huddersfield Rd/A641  
Continue to follow Huddersfield Rd  
At the roundabout, take the 2nd exit onto Bradford Rd/A641  
Turn right onto Birkby Ln/A649  
Continue to follow A649  
Destination will be on the left

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.







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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  |                         | <b>70</b> |
|   |  | <b>23</b>               |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         | <b>60</b> |
|   |  | <b>18</b>               |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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