



## 50 Fall Lane

Hartshead, WF15 8AR

**Offers In Excess Of £500,000 Freehold**







A rare opportunity has arisen to purchase this stone built, detached bungalow in the highly desirable Hartshead Village. Enjoying panoramic views over open fields and available with no upper chain, this home offers over 1,400 ft<sup>2</sup> of accommodation including three double bedrooms, a sun room, modern shower room, ample off road parking, double garage and gardens. This fabulous property has the potential to be someone's forever home, and could be modernised / reconfigured to suit your own needs, style and taste, or even extended (subject to planning), if required. An early viewing is highly recommended to avoid disappointment.

### Location

Situated on Fall Lane (B6119) in the sought-after village of Hartshead with idyllic countryside on the doorstep, the property is set down from the roadside and enjoys absolutely stunning, far reaching views. A wide variety of amenities are available within nearby towns such as Brighouse or Mirfield, each with a railway station and easy access to the M62. Within the catchment area for several highly regarded schools including Hartshead Junior and Infant School, Roberttown CofE and Hollybank School.

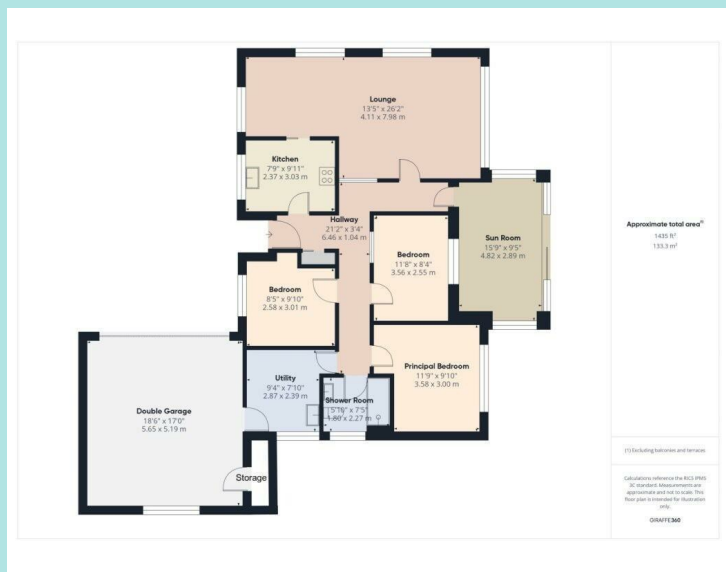
### Accommodation

Accessed into gained into the entrance hallway with useful cloaks cupboard with sliding door. A glass door on the left leads into the kitchen with Parquet flooring and a range of base, wall and drawer units including a pull-out caddy. Complementary work surfaces incorporate a 2 and ½ bowl sink with mixer tap, and a four ring electric hob. There is an integrated oven and space for an under counter fridge. A further sliding door leads through to the L-shaped lounge with windows to three elevations including a large picture window to the rear which allows full enjoyment of the views. There is a useful recessed wall cupboard to the front wall. At the rear, the sunroom features exposed stonework, wooden flooring, and central sliding patio doors which open onto timber decked stairs that lead down to the rear garden.

The principal bedroom overlooks the rear garden and fields beyond, and features a range of fitted wardrobes with a dressing table and mirror. The adjacent double bedroom has a window onto the sunroom. Across the hallway, a third double bedroom enjoys a window to the front elevation, a range of fitted wardrobes and overhead cupboards, and a small dressing table with mirror and overhead cupboard.

At the end of the hallway, a modern shower room features a walk-in shower with recessed shelving and glass shower screen, tiled walls, recessed spotlights to the ceiling and two piece white suite comprising: WC and wash hand basin with mixer tap. There is a useful wall mounted storage cupboard, heated towel rail and a window to the side elevation. The adjacent utility room enjoys space for dryer, plumbing for a washing machine, a range of wall units and a base unit with central sink and two draining areas. This is a spacious room and subject to obtaining any necessary planning permissions, it could be partitioned to create a second bathroom if required, or converted to suit your needs. A door gives integral access into the garage.

Externally, a sloping driveway leads down from the roadside and provides ample off-road parking and accesses the double garage with an electric up and over door. There is a window to the rear of the garage, power/light and the boiler is situated to the rear wall. A door opens to a useful store room and there is integral access to the drive. A path at the side of the house leads to the rear garden which is predominantly lawned with borders of stone walls and mature hedging. A decked staircase leads up to the sunroom. There is a paved patio area to the side of the house with further pathway leading around the rear of the garage. Stunning panoramic views of the open fields beyond.



Council tax band: F  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

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