

21 Balk Lane,  
Upper Cumberworth HD8 8NZ

OFFERS AROUND  
£550,000



THIS ABSOLUTELY STUNNING FOUR BEDROOM BARN CONVERSION SITS IN A  
LOVELY POSITION AND BOASTS PRETTY GARDENS AND A SIZEABLE DRIVEWAY.

FREEHOLD / ENERGY RATING: D / COUNCIL TAX BAND: E

PAISLEY  
PROPERTIES

## ENTRANCE



The property has a fabulous arched barn entrance with central timber door and tall windows either side. As you step into the property there is practical fitted matting underfoot and space for a chair / telephone style unit. The space is open to the dining and living room.

## LIVING AND DINING ROOM 25'8" max x 18'2" max



This vast open plan living space encompasses the pure essence of character living with exposed timber ceiling beams and window lintels, exposed brick pillars which subtly divide the room, an exposed brick fireplace with timber mantle and stone hearth housing a wood burning stove and thoughtfully designed décor.

There is ample space for a large dining table and chairs alongside a range of living room furniture, creating a perfect space for family and entertaining friends at the heart of the home. There are dual aspect windows, a quality fitted carpet underfoot, renovated timber doors with wrought iron hardware lead to the kitchen and W.C, a glazed door opens to the snug and a further glazed external door gives alternative access out to the garden. An open staircase rises to the first floor and there is built-in storage underneath.





### **SNUG / GARDEN ROOM 10'11" apx x 8'7" apx**



Positioned off the living room to the side of the property, this lovely separate snug/garden room has high ceilings with Velux windows, a big picture window which looks out over the garden and a further front facing window, all of which allow natural light to flood in. The space is extremely versatile, it is an ideal second sitting room but would alternatively make a wonderful home office, play room or hobby room. There is wood effect flooring and doors lead to the utility room and living room.

## UTILITY ROOM 8'6" apx x 3'11" apx



This convenient utility room not only offers space for a stackable washing machine and dryer alongside a built-in base unit with roll top work surface, ceramic one and a half bowl sink and drainer with mixer tap and tiled splashbacks, but also provides handy space to neatly store away household items such as a clothes airer, Hoover and ironing board. There is a Velux and rear facing window, wood effect flooring and a door which leads to the snug / garden room.

## BREAKFAST KITCHEN 15'5" max x 10'6" max



Providing a real wow factor, this stylish breakfast kitchen is fitted with pink wall and base units, soft off white quartz work surfaces, attractive tiled splashbacks and a one and a half bowl sunken stainless steel sink. The vendors have very generously said they will include the striking Falcon range oven which has a stainless steel splashback and extractor fan over, the freestanding fridge freezer and freestanding dishwasher in the sale. A built-in breakfast bar with bench seating provides the perfect place for informal dining, there are beautiful exposed beams, two front facing windows and wood effect flooring. The property's central heating boiler is discreetly tucked away behind a unit and a timber door leads to the living and dining room.



## DOWNSTAIRS W.C AND CLOAKROOM



Housing a white low level W.C with a space saving hand wash basin, this room has also been fitted with useful built-in coat and shoe storage. There is wood effect flooring and a door which leads to the dining and living room.

## FIRST FLOOR LANDING



An attractive timber spindled staircase ascends to the first floor landing which gives you a first glimpse of the high ceilings and stunning exposed beamwork. A Velux window allows natural light to cascade down the staircase and timber doors with wrought iron hardware provide access to the four bedrooms and house bathroom.

**BEDROOM ONE 14'0" max x 12'0" max**



This impressive principal king size bedroom has been elegantly decorated and offers plenty of space for freestanding bedroom furniture alongside the walk-in wardrobe which provides superb hanging space. There are high angled ceilings with exposed timber beams, two quaint front facing windows, a side facing window and a further Velux skylight. Doors lead to the walk-in wardrobe, en-suite and landing.



**EN-SUITE 6'10" max x 5'5" max**



Comprising of a shower cubicle with mains fed shower and glazed door, a period style pedestal hand wash basin with splashback and a low level W.C, this en-suite is partially tiled in decorative wall and floor tiles and has a door leading to the bedroom.

**BEDROOM TWO 11'6" apx x 9'3" apx**

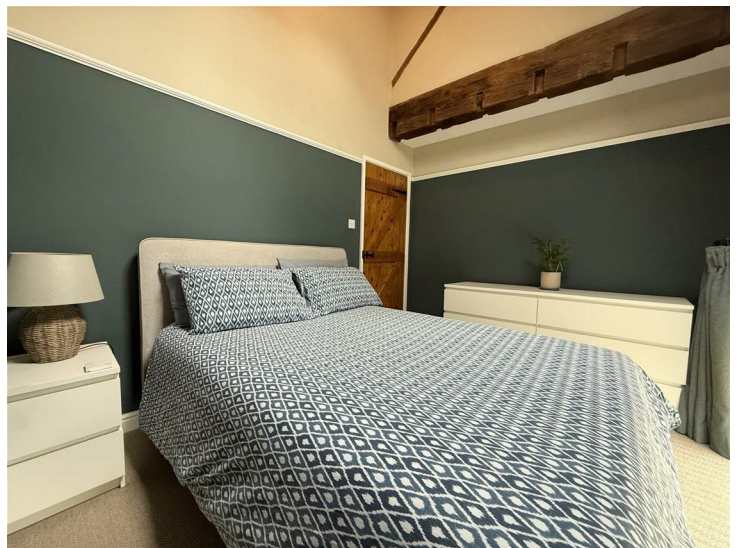


Tastefully decorated with a panelled feature wall, this good sized double bedroom has the same characterful exposed timber beams and picture rail. There is room to accommodate freestanding furniture items and a door leads to the landing.

**BEDROOM THREE 11'4" apx x 8'5" apx**



Positioned to the front of the property, this double bedroom includes the arched windows from the barn door frontage and an exposed stone feature wall. There are high angled ceilings, timber beams, a picture rail and a door which leads to the landing.



### **BEDROOM FOUR 7'8" apx x 5'9" apx**



This charming single bedroom has ceiling beams and a rear facing window which frames a view across the street to neighbouring fields. The room would make a lovely child's bedroom, guest room, home office or hobby room. A door leads to the landing.

### **BATHROOM 8'5" max x 5'10" apx**



Fitted with a white three piece suite including a bath with dual shower over featuring a rain style shower and hand held attachment, a hand wash basin which sits upon a vanity unit, and a low level W.C, this pleasing house bathroom is partially tiled, has an obscure glazed rear facing window, chrome heated towel rail and wood effect tiled flooring. The exposed beam and timber door leading to the landing complete the space.

## DRIVEWAY



A gated block paved driveway provides off road parking for multiple vehicles.

## GARDEN



Having been landscaped by the vendor to create a lovely mix of flagged sitting and BBQ areas, a level wrap around lawn and pretty well stocked flower bed borders, this garden is a special outdoor haven. There is a garden shed that provides handy storage.



## **MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band E

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway with Electric car charging point

RIGHTS AND RESTRICTIONS:  
In a conservation area

DISPUTES  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available .There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 900 Mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

### **AGENT NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY PROPERTIES**

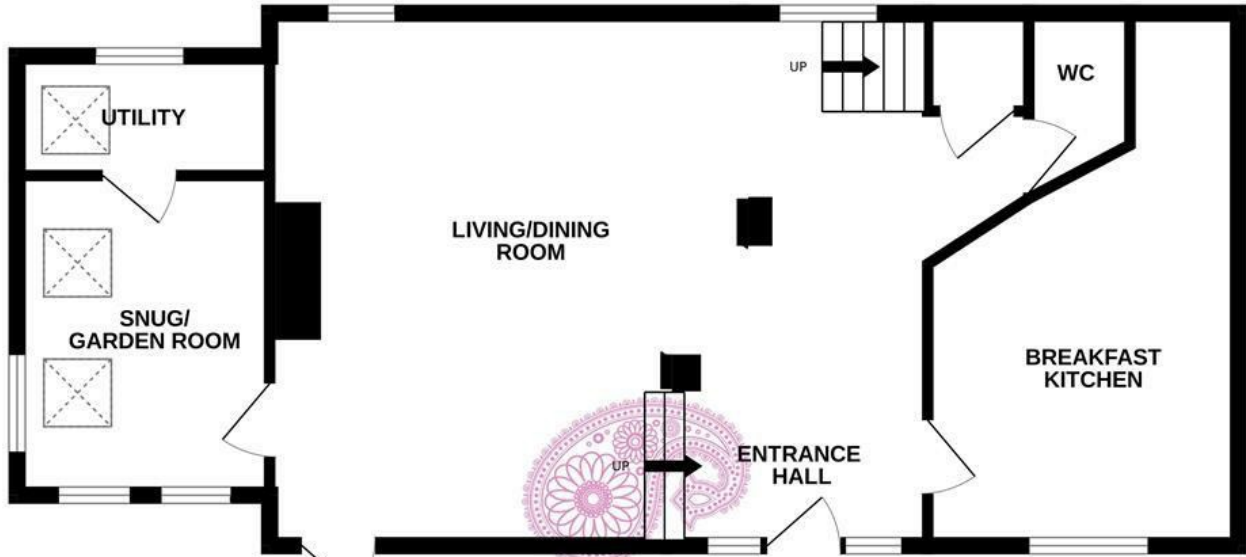
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **PAISLEY MORTGAGES**

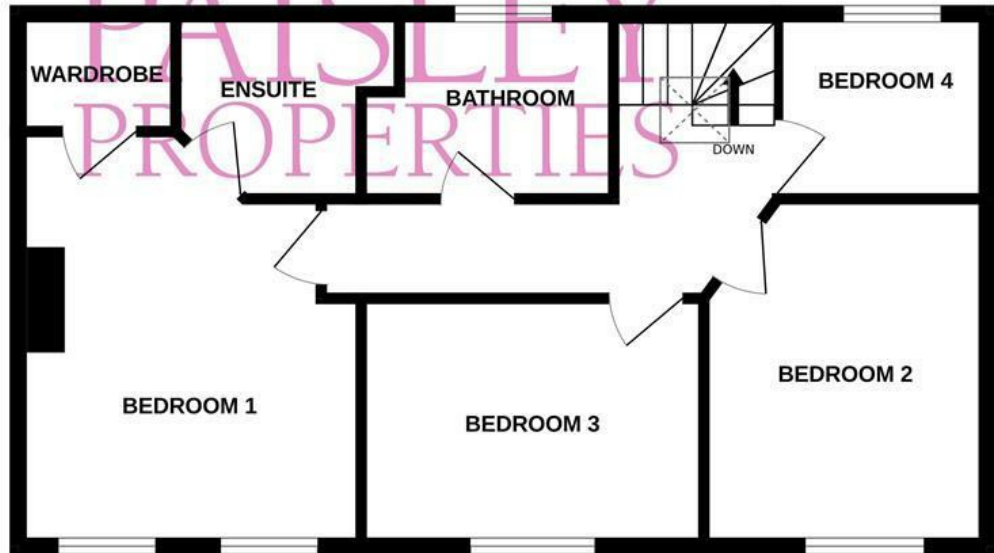
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

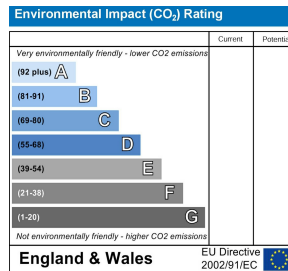
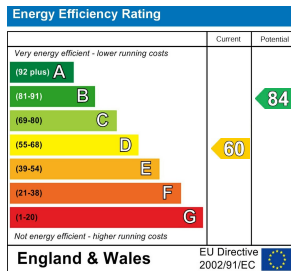
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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