

The Hayloft, 21 Park Lane,  
Upper Cumberworth HD8 8NP

OFFERS OVER  
£425,000



THIS UNIQUE THREE BEDROOM CHARACTER COTTAGE IS TASTEFULLY DECORATED AND BEAUTIFULLY PRESENTED BENEFITTING FROM SPACIOUS ROOM SIZES, A PRETTY FRONT GARDEN AND A SINGLE GARAGE WITH PARKING SPACE.

FREEHOLD / COUNCIL BAND E / ENERGY RATING C

PAISLEY  
PROPERTIES



### **DINING KITCHEN 18'7" apx x 17'11" apx max**

You enter the property through an oak door into a stunning farmhouse kitchen which is simply bursting with rustic charm having original beams and exposed stone walls and light flooding in from windows to dual aspects. The kitchen is fitted with a range of solid oak base and wall units, cream granite worktops and tiled splashbacks with a Belfast sink with a chrome mixer tap. An electric Aga takes centre stage and integrated appliances include an undercounter fridge and a slimline dishwasher. A central island unit provides an informal dining solution and extra storage and there is ample space for a generous size dining table too. York stone flooring runs underfoot and there are spotlights to the ceiling. To one corner sits a useful large understairs cupboard perfect for storing household items. Reclaimed timber doors lead to the downstairs W.C., lounge and staircase to the first floor.





### **LOUNGE 12'2" apx x 18'7" apx max**

This gorgeous lounge has a stone inglenook fireplace with a wooden mantel and gas stove as a focal point, high level windows allowing natural light to cascade in and there is ample space for items of furniture. Black wrought iron effect wall lights illuminate the room. A reclaimed timber door leads to the dining kitchen.



### **DOWNSTAIRS W.C. 2'11" apx x 7'6" apx max**

This beautifully presented downstairs W.C. is fitted with a high level cistern W.C. and a pedestal wash basin with mixer tap. The walls are partially tiled with a combination of modern pale and darker grey tiles with a co-ordinating dark grey ceramic tiled floor. Spotlights to the ceiling complete the room. A rustic reclaimed timber door leads to the dining kitchen.





### **FIRST FLOOR LANDING**

A carpeted staircase ascends to the first floor landing which is lit by two wood and metal chandeliers set in decorative ceiling roses and flooded with light from a rear facing window on the stairs. Two hatches allow access to both lofts which are fully boarded and doors lead to the three bedrooms and bathroom.

### **BEDROOM ONE 11'10" apx x 15'7" apx max**

Enjoying garden views from its two front facing windows, this generous neutrally decorated master bedroom has beams to the ceiling and bespoke fitted reclaimed timber wardrobes to one wall. There is further space to accommodate additional items of bedroom furniture. An industrial light fitting lights the room beautifully. A rustic timber door leads to the landing.





### **BEDROOM TWO 12'5" apx x 8'10" apx max**

This charming, neutrally decorated second double bedroom also enjoys views over the courtyard and garden from its front facing window and has an abundance of space to accommodate freestanding bedroom furniture. A rustic timber door leads to the landing.





**BEDROOM THREE 9'2" apx x 9'8" apx max**

Neutrally decorated and filled with natural light from a rear facing window, this third double bedroom is of a good size and is utilised as a home office by the current owners. A rustic timber door leads to the landing.





### **HOUSE BATHROOM 6'7" apx x 12'3" apx**

This contemporary bathroom is the perfect juxtaposition between old and new and benefits from a large white vanity unit incorporating cupboards with a ceramic hand wash basin, a roll top bath with chrome claw feet, a high level cistern W.C. and a walk in shower enclosure with a waterfall thermostatic shower. The room is partially tiled with two tone grey tiles and there are complementary dark grey ceramic tiles underfoot. Spotlights to the ceiling, a shaver point and a Victorian style radiator with towel rail complete the room. An obscure window allows natural light to flood in and a rustic timber door leads to the landing.



### **GARDEN**

To the front of the property is a good sized walled garden space which has a lawned area with colourful planted borders to the perimeter, well established shrubs and two paved areas, one adjacent to the house and the other in a secluded corner of the garden, perfect for al fresco dining and relaxing outdoors.







## **GARAGE & PARKING**

Attached to the side of the property is a single garage with an up and over door, light and power and plumbing for a washing machine with space for further white goods. In front of the garage is a parking space.

## **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: Stone

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: The property has a right of access over the courtyard.

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

The vendors have been notified of a potential housing development in the neighbouring field although planning has not yet been applied for.

\*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 & Solar Panels

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000Mbps

ENVIRONMENT:

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

## **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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**

We 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.

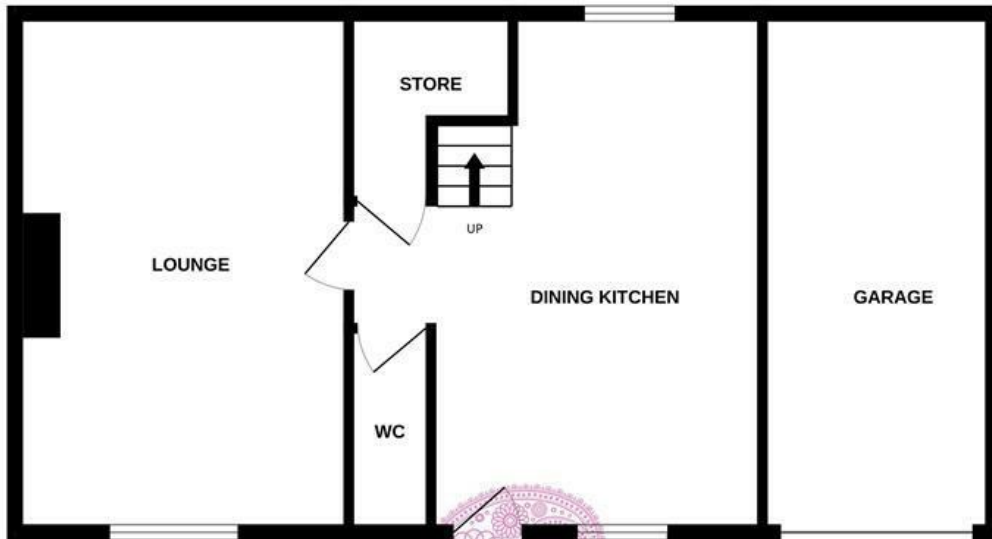
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY SURVEYORS**

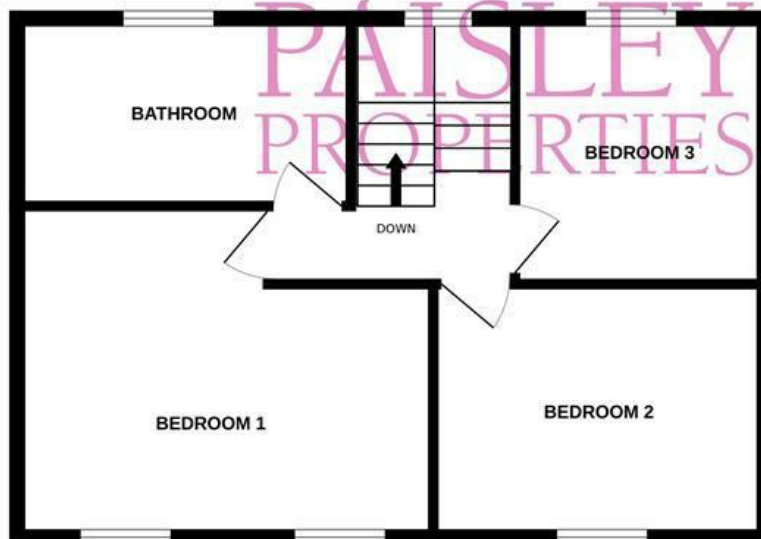
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



## 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <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>75</b>		<b>90</b>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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