Raikes Farm, Liley Lane, Grange Moor WF4 4EN

OFFERS AROUND
£550,000















THIS STUNNING STONE BUILT, DETACHED, FOUR BEDROOM PROPERTY HAS A GARAGE, PARKING AND LARGE WRAP AROUND GARDENS ALONGSIDE FAR REACHING RURAL VIEWS.

FREEHOLD / COUNCIL TAX BAND: F / ENERGY RATING: F

PAISLEY
PROPERTIES

DINING HALL 15′7″ max inc stairs x 14′11″ apx




You enter the property through a timber door into a wonderful dining hall. Attractive timber beams and a beautiful stone inglenook style fireplace provide character and charm, and deep alcoves provide the perfect space for furniture items. A front facing window looks out over the garden, useful under stairs cupboards offer handy storage, and a staircase ascends to the first floor landing. Doors lead through to the kitchen and lounge.
Note: there is a cellar to the property but the entrance has been concealed, so the access is unknown.

KITCHEN 12′7″ apx x 8′11″ apx




Ready to be refurbished, the kitchen offers a good sized space with dual aspect windows which allow natural light to flood in and provide views of the garden. Currently fitted with timber wall and base units, roll top work surfaces, tiled splash backs, a stainless steel sink and drainer with hot and cold taps, a double electric oven and electric hob alongside space for freestanding appliances, this kitchen could become the most superb space. An external door leads out to the rear porch and internal doors lead to the shower room and dining hall.

SHOWER ROOM 8'7" apx x 7'9" apx



Fitted with a three piece white suite including large double shower cubicle, pedestal hand wash basin and low level W.C., this room has PVC tiled effect walls, an obscure glazed rear facing window, useful built in storage/airing cupboard and laminate wood effect flooring. A door leads to the kitchen.

LOUNGE 24'4" apx x 14'11" apx



This impressive lounge is home to a central fireplace which houses an attractive stove and creates a focal point for the room and lovely exposed ceiling beams. There is an abundance of space for a variety of freestanding furniture and could easily be styled into different zones including seating, dining, work or play spaces. There are two front facing windows, an opening to the snug and a door which leads to the dining hall.





SNUG 8′10″ apx x 8′5″ apx



Tucked off the lounge is this versatile space which enjoys exposed stone walls, timber beams and glazed patio doors which open directly onto the vast garden. The room is open plan to the lounge allowing a free flowing continuation of the living space.

FIRST FLOOR LANDING
Stairs ascend from the dining hall to the first floor landing where there are doors leading to the four double bedrooms and eaves storage space.

BEDROOM ONE 15'7" apx x 13'8" apx + wardrobes





Boasting the best views from the house over rolling countryside courtesy of two picture windows, this king size room could be something truly special. There is ample space for a selection of bedroom furniture alongside a bank of built in wardrobes. A door leads to the landing.



BEDROOM THREE 12′2″ apx + wardrobes x 12′2″ apx




Located to the front of the property with a window overlooking the lane, garden and fields beyond is this double bedroom. Having an exposed stone feature wall and built in wardrobes, this room is almost square, making it ideal for positioning furniture. A door leads to the landing.

BEDROOM FOUR 11′11″ max x 11′7″ apx




A third spacious double bedroom, this houses the chimney breast and has an alcove to one side perfect for wardrobes or a chest of drawers. There is a front facing window and a door which leads to the landing.

BEDROOM TWO 14'9" apx x 13'7" max




The second bedroom is very well proportioned and has built in wardrobes alongside a built in dressing table. Two front facing windows allow the space to feel light and airy and a door leads to the landing.

EAVES SPACE

There is accessible storage in the eaves but suitable flooring would need to be installed to make this a safe space.

DRIVEWAY AND GARAGE





A long private lane leads down to the front of the property where there is space to park multiple vehicles and which leads to the double garage. The garage has an electric up and over door, light and power. To the rear of the garage is a further storage area which has a door leading out to the rear garden. The kerosene tank is also discreetly housed in here.

FRONT GARDEN




To the front of the house, beyond the lane, is a large enclosed garden subtly divided into smaller sections by well established planting, hedges and paths. There is a greenhouse to one corner.
The views from here are absolutely stunning; you can see for miles over the Yorkshire landscape.










REAR GARDEN



Through a gate you access the side and rear gardens. There is an extensive wrap around lawn, mature trees, and boundary fencing. To the bottom of the property is another lawned garden and a further walled area. With creative landscaping, this garden could become something quite enviable that can be enjoyed as it should. The space is extremely private and also offers room for the house to be extended into if desired (subject to the necessary planning permission).







MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
Non mains heating and sewerage costs: £xxx per annum - prices unknown.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band F

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:
The property does have rights and restrictions within the title - we advise you seek legal advice on these.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property but please note the property is in need of significant renovation.

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 - Septic Tank
Electricity - Mains
Heating Source - Kerosene - tank in the garage.
Broadband - Suggested speeds up to 24-100 mbps

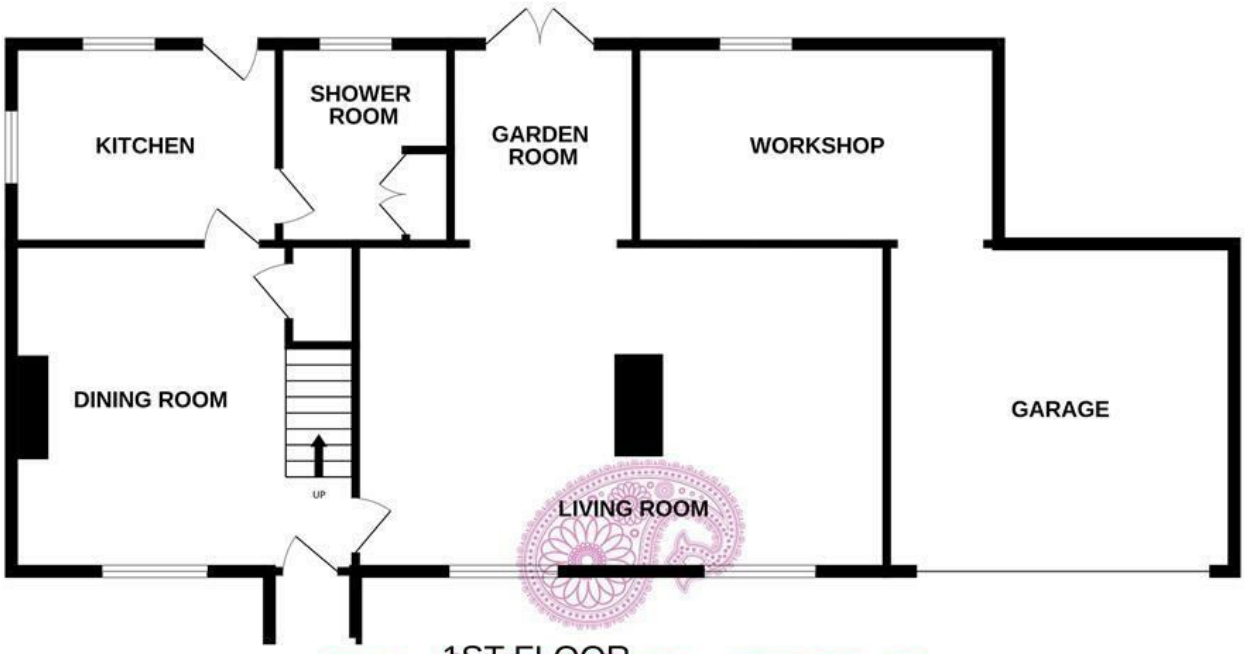
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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 to arrange an appointment.

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

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.

GROUND FLOOR

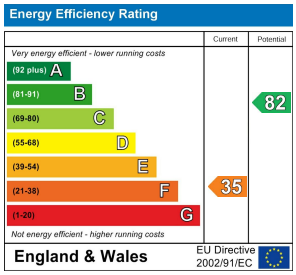


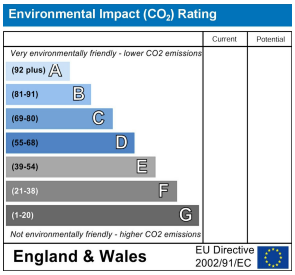
1ST FLOOR



PAISLEY PROPERTIES

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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