



A FANTASTIC FIVE BEDROOM SEMI-DETACHED COTTAGE WITH SPACIOUS ACCOMMODATION OVER THREE FLOORS SET ON A GENEROUS PLOT WITH EXTENSIVE TERRACED GARDENS, DETACHED GARAGE AND PARKING IN AN IDYLLIC RURAL LOCATION.

FREEHOLD / KIRKLEES COUNCIL TAX BAND: C / ENERGY RATING: C

ENTRANCE 7'11" x 6'10" max

You enter the property down a set of stone steps through a timber part-glazed door into a lovely welcoming entrance space with storage for coats and shoes. There is engineered oak flooring underfoot and spotlights to the ceiling. Doors lead to the downstairs W.C., dining room and dining kitchen.

DOWNSTAIRS W.C. 2'9" x 5'10" max

Situated just off the entrance hall this practical downstairs W.C. is fitted with a white concealed cistern W.C. and wall mounted rectangular hand wash basin with mixer tap over and a mosaic tiled pearlescent splashback. Practical engineered oak flooring, a chrome heated towel rail and spotlights complete the look. A door leads into the entrance hall.



DINING ROOM 11'1" x 11'8" max

This charming dining room is full of character having deep skirting boards and engineered oak flooring. A built in cupboard offers storage. A square opening leads through into the sun room. A door leads into the entrance hall.



SUN ROOM 10'8" x 9'7" max

Bathed with natural light from dual aspect windows and also two velux skylights this gorgeous sun room gives access to the garden via a set of French doors. It is the perfect place to relax and enjoy garden views. There is practical engineered oak flooring underfoot. A square opening leads through to the dining room.



DINING KITCHEN 19'0" x 16'6" max

This rustic country style kitchen has French doors and a small window overlooking the rear garden, exposed beams and a dual fuel range cooker set into the chimney breast with extractor fan above. It is fitted with a range of wooden base and wall units, dark roll top worktops, a stainless steel sink with mixer tap over and colourful tiled splashbacks. There is tile effect laminate flooring, white tall decorative radiators and spotlights. A useful bank of cupboards hide the washing machine and offer space for storing household items. There is plenty of space to accommodate a large dining table and further freestanding kitchen units. A door leads through to the entrance hall and a set of oak stairs ascend to the first floor.





INNER HALLWAY / STAIRCASE

A solid oak staircase rises from the dining kitchen to the first floor landing, which has a rear facing window and built in bookcases to the staircase wall. A door leads through into the lounge.

LOUNGE 13'9" x 18'0" max

This fantastic lounge space just oozes with character having a beautiful inglenook fireplace with a stone hearth which houses a multi fuel stove as a focal point and a solid oak floor. It has windows to dual aspects allowing natural light to enter. There is an abundance of space to accommodate lounge furniture. Doors lead into the hallway, inner hallway and stairs vestibule.



MASTER BEDROOM 14'0" x 12'0" max

Positioned to the front of the property with gorgeous views of the bridge and stream from its window, this generous sized master suite has plenty of space to accommodate freestanding bedroom furniture. Doors lead through into the hallway and to the en-suite.



EN-SUITE / SHOWER ROOM & WC

This en-suite has been cleverly designed so it can be utilised as both an en-suite serving the master bedroom and a shower room for general use accessed from the hallway. It is fitted with a white low level W.C. and a vanity unit with a basin and mixer tap and under sink storage. There is also a double shower enclosure with a thermostatic mixer shower. The room is partially tiled with white and blue tiles with a pretty glass mosaic border and there is an obscured window allowing natural light to enter. There is practical dark grey ceramic tiles underfoot, a chrome heated towel radiator and spotlights complete the look. Doors open to both the hallway and the master bedroom.



FIRST FLOOR STAIRS VESTIBULE

This vestibule offers another way in from the outside of the property at first floor level through a timber door. There is space to remove coats and shoes and practical parquet effect laminate flooring underfoot. A carpeted staircase leads to the second floor landing and a door leads through into the lounge.

SECOND FLOOR LANDING

Stairs ascend from the first floor stairs vestibule up to the second floor landing which has exposed beams. Doors lead into the four bedrooms, house bathroom and shower room.

BEDROOM TWO 10'8" x 11'10" max

This fantastic sized double bedroom is flooded with natural light from its front facing large window which offers view over the front driveway and stream and bridge beyond. There is ample space to accommodate freestanding bedroom furniture and a hatch which gives access to the loft. A door leads onto the second floor landing.



BEDROOM THREE 11'3" x 8'6" max

Positioned to the front of the property this light and airy double bedroom enjoys picturesque views out over the bridge and stream. There is space to accommodate freestanding bedroom furniture. A door leads onto the second floor landing.



BEDROOM FOUR 8'3" x 11'2"

Again at the front of the property, this L-shaped bedroom is fitted with a bespoke high level sleeper bed which has been cleverly designed around the stairs bulkhead. There is further space to accommodate freestanding furniture. A window allows natural light to enter. There is a hidden high level cupboard for storage. A door leads onto the second floor landing.

BEDROOM FIVE 11'10" x 6'11" max

This bright single bedroom is situated to the rear of the property and has a large window offering views of the rear garden. There is plenty of space for freestanding bedroom furniture. A door leads onto the second floor landing.



BATHROOM 3'5" x 8'9" max

This contemporary bathroom is simply fitted with a white bath and a vanity basin unit with storage underneath. The room is partially tiled with white tiles and there is practical dark grey ceramic tiles underfoot. An obscured window allows natural light to enter and the room is fitted with spotlights. There is a chrome effect towel radiator. A door leads onto the second floor landing.

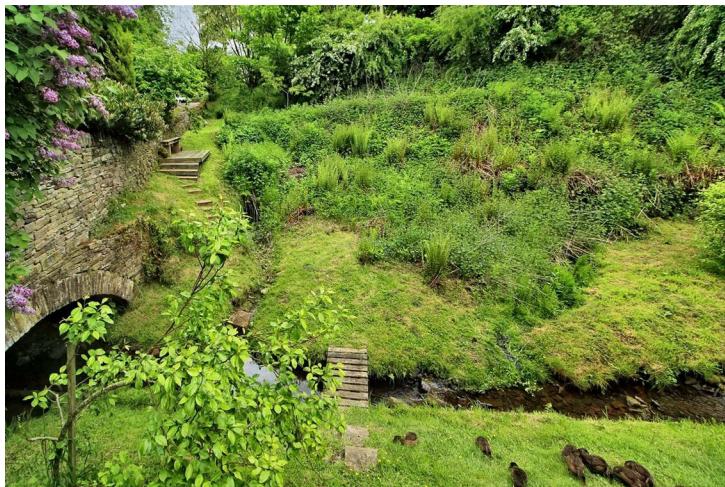
SHOWER ROOM 8'2" x 3'6" max

Again designed with practicality in mind this super shower room is partially tiled with white tiles and fitted with a three piece white suite comprising of a low level W.C., a vanity basin unit with mixer tap and cupboards below and a quadrant shower enclosure with a thermostatic waterfall shower. There is dark grey ceramic tiles underfoot, a chrome heated towel radiator and spotlights. An obscured window allows natural light to enter. A door leads onto the second floor landing.



FRONT AND SIDE GARDENS

There is a gravelled driveway in front of the property with parking for up to eight cars. A wall separates the driveway from the passing stream and attractive stone bridge with gives the property its name. The current owners have a decked area for seating down near the water to be able to take advantage of the lovely scenery and wildlife. Please note this land is not on the title of the property but has been enjoyed by the current vendors for 17 years.



GARDENS

The property sits on an extensive plot which really needs to be viewed to appreciate the enormity and how idyllic it is! The rear garden can be accessed via a path round the side of the house or via the lane which gives vehicular access to the property besides being accessed from both the sun room and the kitchen. The rear garden offers a patio area adjacent to the house perfect for al fresco dining and a few rustic steps lead up to a decked area with a pergola where there is space for a hot tub, electric sockets and a summer house. There is a generous sized lawn and then steps up to an orchard with fruit trees and pretty flower beds which then lead to an area which has been used for cultivating vegetables with a greenhouse. There is a space for a shed to the side of the property.



GARAGE & PARKING

Accessed from the lane just a stone's throw from the property is a single garage which has a security alarm, an up and over door, power, light and a water supply with a driveway in front. There is also a purpose built timber wood store.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND: C

PROPERTY CONSTRUCTION:

PARKING: PARKING FOR MULTIPLE CARS

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:



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.

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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

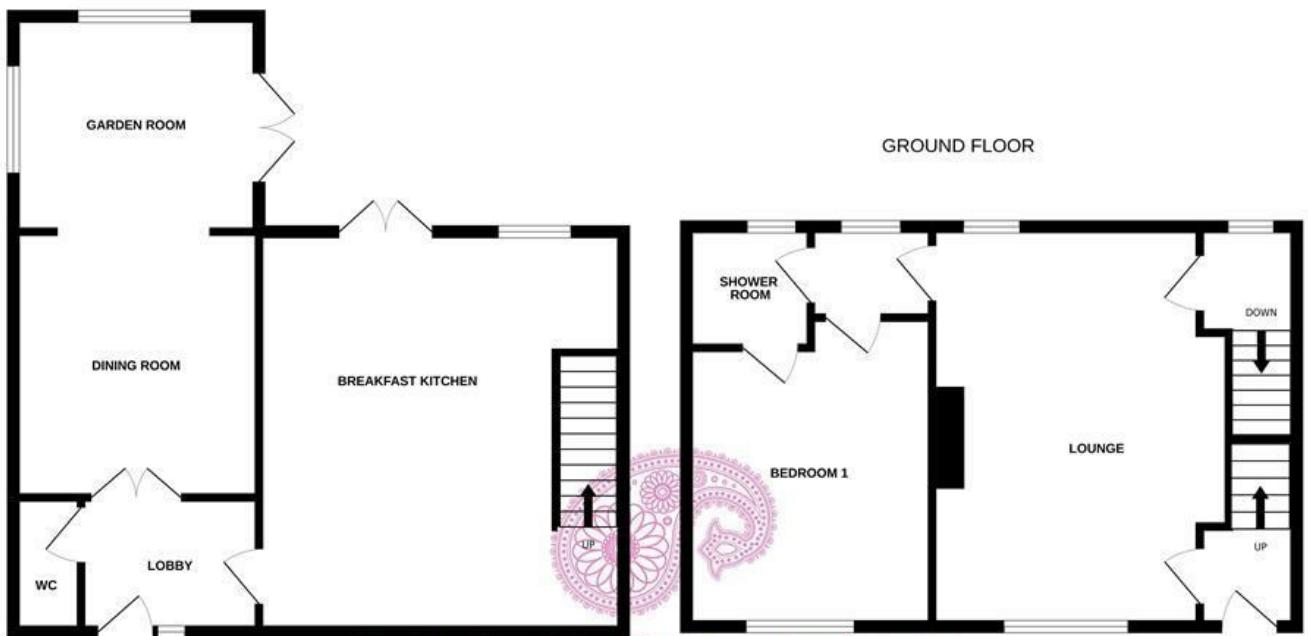
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

PAISLEY SURVEYORS

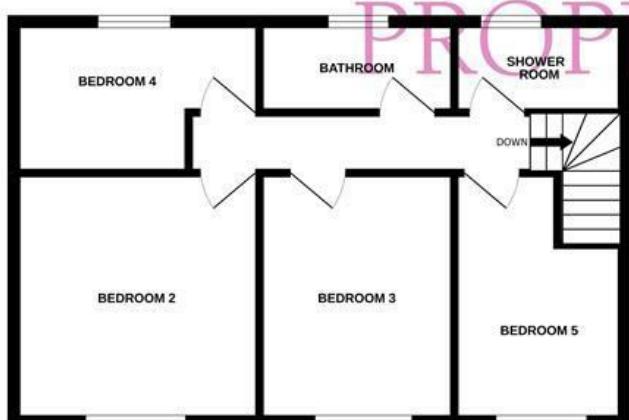
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| (1-20) | G | | |
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| England & Wales | | EU Directive 2002/91/EC | |

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