

whitegates

112 Huddersfield Road
Mirfield
West Yorkshire WF14 8AB
fax: 01924 489725
website www.whitegates.co.uk
email mirfield@whitegates.co.uk

tel: 01924 493269



43 FALL LANE, HARTSHEAD LIVERSEDE

An excellent opportunity to purchase this recently refurbished and indeed successfully extended five bedroom stone built, superior detached home.



£950,000 - Dramatic £40,000 Reduction was £990,000

DESCRIPTION

An excellent opportunity to purchase this recently refurbished and indeed successfully extended five bedroom superior stone built, detached home. Situated in the heart of the village of Hartshead and occupying an elevated position it has the enjoyable benefits of peaceful rural surroundings and extensive panoramic scenic views of the valley. It is also handily placed for access to the main Leeds/Huddersfield road and the M62 motorway network, providing easy access to both Leeds/Manchester and surrounding areas.

DIRECTIONS

From the Mirfield office proceed in the direction of Huddersfield taking the right hand fork onto Stocksbank Road, continuing to the traffic lights turning right onto Leeds Road, take the next left onto Far Common Road continuing past Whiteleys Garden Centre taking a left turn onto Fall Lane, continue along this road into the village and the property can be located after 300 yards on the right hand side.

VIEWING

All viewings will be arranged by prior appointment through Whitegates unless otherwise stated. Viewings can be arranged by telephone or visiting our office during normal opening hours. Alternatively, you may arrange to view by e-mail or a visit to our website which is open 24 hours a day, 365 days a year and on which these full details and complete details of all our other properties are available with colour photographs.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

Entrance hallway/Reception

Larger than average bespoke, panelled wood entrance door with sealed unit double glazed side and top sections with lead detailing giving access to the main reception hallway which is complimented by feature oak flooring, central heating radiator, inset ceiling lights, stairs to first floor and security/video intercom telephone entrance control.

Cloakroom/w.c

Incorporating 2 piece suite comprising low flush w.c and wash hand basin, central heating radiator and inset ceiling lighting.

Lounge 24' x 16' (7.32m x 4.88m)

Spacious feature family lounge extended from the original property benefiting from a pitched roof with exposed timbers/beamed ceiling, PVCu double glazed mullion style front windows with panoramic views and corresponding PVCu double glazed rear French doors providing access to rear courtyard area and garden. Prominent bespoke stone fireplace enhanced by granite hearth and mantle, natural oak flooring, drop ceiling lighting points, standard central radiator and also two contemporary feature radiators.

Dining Room 16' 6" x 14' 3" (5.03m x 4.34m)

Separate Dining room having front PVCu double glazed window again providing excellent views, continuing natural oak flooring, inset ceiling lighting, drop lighting, central heating radiator and inglenook style fireplace with stone base/lintel and gas point for fire.

Open plan in design leading through to:

Kitchen & Breakfast Area 16' x 22' 8" (4.88m x 6.91m) (L Shaped in design)

The luxurious kitchen incorporating a full range of base/wall units, matching display cabinets, black granite work surfaces, concealed lighting and inset stainless steel sink/drainer. Mullion style PVCu double glazed windows, travertine tiled flooring, kick space heater, inset ceiling lighting and comprehensive built in appliances including concealed dish washer, American style fridge/freezer and 6 ring gas range cooker with stainless steel and glass based extractor canopy above.

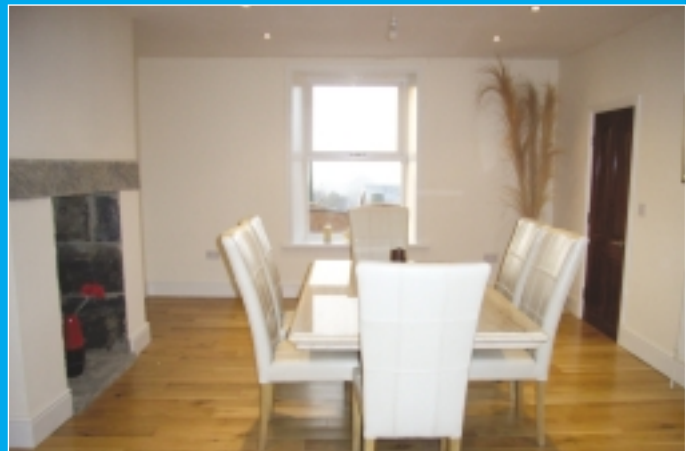
Open plan in design leading into Breakfast Area (17' x 8' 7") complemented by two PVCu double glazed windows and central PVCu French doors again leading to rear courtyard and garden area. Additionally inset ceiling lighting, standard central heating radiator and corresponding feature radiator.

Utility Room 6' 5" x 5' 3" (1.96m x 1.60m)

Having base/wall units, stainless steel sink/drainer, laminate work surface and plumbing for automatic washing machine.

Sitting Room 16' 6" x 14' 4" (5.03m x 4.37m)

Separate family room benefiting from three PVCu double glazed windows again providing excellent panoramic views, oak flooring, central heating radiator, inset ceiling lighting with dimmer switch, and



Liversedge, West Yorkshire

inglenook style fireplace complemented by slate base, with stone mantel and log burner stove style gas fire.

FIRST FLOOR

Stairs & Landing

Stairs from ground floor to first floor having feature tiered landing from stairs leading to the front and also to the side/rear of the property with side balustrading, PVCu double glazed window to front providing excellent views from main landing, bespoke oak handrail with handmade wrought iron supports, inset ceiling lighting, three ceiling mounted sun tubes providing additional natural light, three central heating radiators, matching hardwood panelled doors throughout and built in cupboard providing storage and also housing the gas central heating combination boiler.

Bedroom 1 16' 9" x 16' 8" (5.11m x 5.08m)

Spacious master bedroom enhanced by PVCu sealed unit double glazed mullion style windows and corresponding PVC french doors giving access to feature decked balcony ideal for relaxation, inset ceiling lighting, central heating and loft access.

En-Suite

Partially tiled incorporating 4 piece suite comprising therapeutic shower with six body jets, low flush toilet, wash hand basin with chrome towel rail and bedee, travertine flooring, inset ceiling lighting, extractor fan and centrally heated chrome towel rail.

Bedroom 2 16' 6" x 14' 4" (5.03m x 4.37m)

Situated to the front benefiting from PVCu sealed unit double glazed window for the open scenic panoramic view, inset ceiling lighting and central heating radiator.

Bedroom 3 16' 6" x 14' (5.03m x 4.27m)

Third bedroom of equal proportions and again set to the front of the property with PVCu sealed unit double glazing to the front and to the side providing open panoramic scenic views, with central heating radiator and inset ceiling lighting.

House Bathroom 12' 9" x 8' 5" (3.89m x 2.57m)

Luxuriously appointed partially tiled house bathroom complemented by 6 piece suite comprising: large double ended, roll top Victorian style bath on raised platform with floor standing central tap attachment, corner shower cubical, low flush toilet, bedee, twin hand wash basins with chrome towel rails, travertine flooring, PVCu sealed unit double glazed window with frosted glass, inset ceiling lighting, extractor fan and centrally heated chrome towel rail.

Bedroom 4 12' 10" x 10' 4" (3.91m x 3.15m)

Extended to the side of the property creating additional bedrooms, having low voltage lighting, ceiling coving, PVCu sealed unit double glazed front window, central heating radiator and loft access.

Bedroom 5 12' 10" x 10' 5" (3.91m x 3.18m)

To the rear with low voltage lighting, central heating radiator, ceiling coving and PVCu sealed unit double glazed window.

Shower Room/w.c

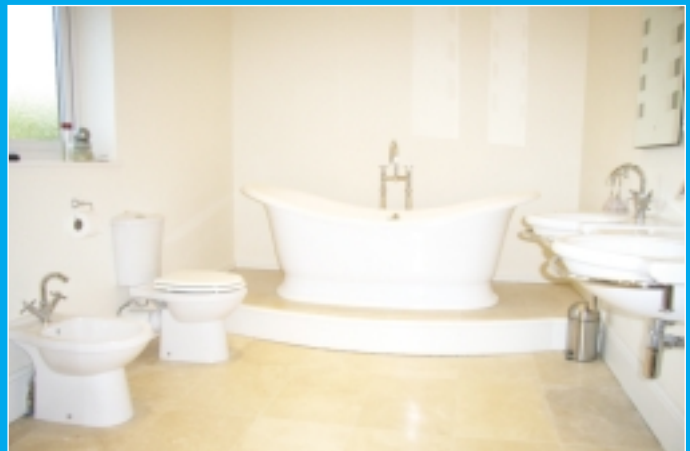
Incorporating 3 piece suite comprising: shower cubicle, low flush toilet and wash hand basin, travertine flooring, PVCu sealed unit double glazed window, low voltage lighting and chrome towel rail.

EXTERIOR

Natural stone in construction set under stone/slate roof complemented by gardens of generous proportions to both front/rear. Block pavia frontage/entrance drive from twin electronically operated remote controlled entrance gates providing drive in/drive out access and parking for numerous vehicles, leading to attached double garage having remote controlled electric up and over door with corresponding rear roller door for easy access to the rear garden, integral door to kitchen, lighting and power.

The private front entrance/garden enhanced by surrounding fencing/stone walling, raised plant/shrub borders with stone wall base, raised gravel sections, prominent stepped entrance with contemporary lighting leading to main front door.

Side patio area with wrought iron gate set in stone wall divider leading to spacious courtyard area paved with Indian stone and ideal for barbecues and out door summer living and entertaining. This in turn leads to the rear garden via impressive stepped central feature and can only be described as a gardener's paradise highlighted by stone retaining walls and providing access to the generously proportioned lawned area. Additionally there are two good sized decking areas, one ideal for relaxation having pagoda surround and trellis backing and views across the valley, the corresponding decking area leading from the master bedroom and through to the lawned area. Well established conifer hedging providing privacy to the rear and sides, block pavia pathways, additional pebbled seating areas and exterior lighting.



FLOOR PLANS

Not to Scale. For Illustration purposes only.



TOTAL APPROX. FLOOR AREA 4,538 SQ FT (419 SQ M)

These measurements have been taken from the most recent 2 & 4 floor plans available. Measurements are taken to the internal face of walls and are not intended to be used for legal purposes. They are for illustration purposes only. The actual measurements may vary slightly from those shown on the plans. The actual measurements may vary slightly from those shown on the plans. The actual measurements may vary slightly from those shown on the plans.



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All measurements are approximate and for illustrative purposes only.

Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Rod & Natalie Wilcock trading as Whitegates for themselves and for the vendors or lessors of this property whose agents we are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in our employment has any authority to make or give any representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statements as being either a representation or warranty.

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