

The Barn Green Lane End Farm,  
High Flatts HD8 8XU

PCM  
£1,495 PCM



SIMPLY STUNNING FOUR BEDROOM CHARACTERFUL PROPERTY WITH SPACIOUS ACCOMODATION, OFF ROAD PARKING AND IMPRESSIVE GARDENS TO THE FRONT AND REAR

AVAILABLE FROM EARLY SEP / UNFURNISHED / MINIMUM 12 MONTH CONTRACT / PETS CONSIDERD / NO SMOKERS / BOND: £1725 / COUNCIL TAX BAND D / EPC: D63 /

PAISLEY  
PROPERTIES

Occupying a private secluded position within High Flatts, this stunning four bedroom property has to be viewed to be appreciated and briefly comprises of an impressive entrance hallway with exposed stone walls and exposed beams, large lounge with inglenook fireplace, modern dining kitchen with integrated appliances, large dining room with doors out to the garden and a handy ground floor W.C. To the first floor are four bedrooms, the master with an ensuite shower room and a house bathroom. Externally the property benefits from a gated driveway and off road parking for several vehicles at the front, a large lawn and secure outbuilding. To the rear the garden is mainly laid to lawn and has a large Indian stone flagged patio, raised plant beds, greenhouse and lawn. High Flatts is a stunning rural location with panoramic views over towards Emley Moor, countryside walks on your doorstep, charming local schools and easy access to nearby villages including Upper Denby and Shepley alongside superb commuter links to surrounding towns and cities including Manchester, Leeds and Sheffield

### **ENTRANCE**

You enter the property through a part glazed composite door into the spacious entrance hallway, where there is ample room to remove and store coats and shoes. The hallway serves all the rooms on the ground floor and has a lovely exposed stone wall, solid timber laminate flooring, pendant lighting, wall mounted radiator and an open staircase with timer balustrades and exposed timber supports leading to the first floor.



### **LIVING ROOM 17'5" x 15'4" approx**

This great sized living room is positioned to the front of the property and has a large wood effect uPVC window giving views over the front garden, parking area and beyond. This cosy and comfortable room features a large stone inglenook fireplace with multi fuel burning stove, giving the room a lovely focal point. The room also benefits from exposed beams, wall mounted lighting and carpeted flooring.



### **BREAKFAST KITCHEN 14'4" x 10'2" approx.**

This modern dining kitchen is positioned to the rear of the property and is a great size to cook, dine and entertain in. The room features an array of white shaker style wall and base units with chrome handles, wood block effect work surfaces with matching upstands and a black composite sink. Integrated appliances include an electric oven, four ring electric hob with extractor hood over, full size dishwasher and there is plumbing for a washing machine and space for a freestanding fridge freezer. The room has a slate effect tiled floor, recessed spotlights and neutral decor. Doors lead to the hallway and out to the rear garden



### **DINING ROOM 18'1" x 10'6" approx.**

This surprising space has the ability for dual use and can easily accommodate a dining table and chairs at one end and also a second seating/lounge area to at the other. The room benefits from neutral decor, wood effect laminate flooring, wall pendants and recessed spotlights and there are french doors out to the garden and a door leads to the hallway.



### **DOWNSTAIRS W.C. 4'7" x 4'6" approx.**

Located directly off the hallway, this handy downstairs W.C. comprises of a low flush W.C. a pedestal handwash basin, wood effect laminate flooring and a side obscure glazed window.



### **FIRST FLOOR LANDING**

Stairs ascend from the hallway to the first floor landing, where doors lead to the four bedrooms and house bathroom. The exposed stonework continues from the ground floor and the addition of exposed beams and wooden architraves add to the traditional character of the cottage. The space also benefits from carpeted flooring, pendant lighting and neutral



### **BEDROOM ONE 16'0" x 15'4" approx.**

This amazing master bedroom is located at the front of the property and has views over the surrounding countryside from its front facing windows. The room has a wealth of original features including vaulted ceilings, exposed beams and a natural stone arch centerpiece in the wall. The room has carpeted flooring, dual chandeliers, loft access and a door leading to the ensuite shower room.



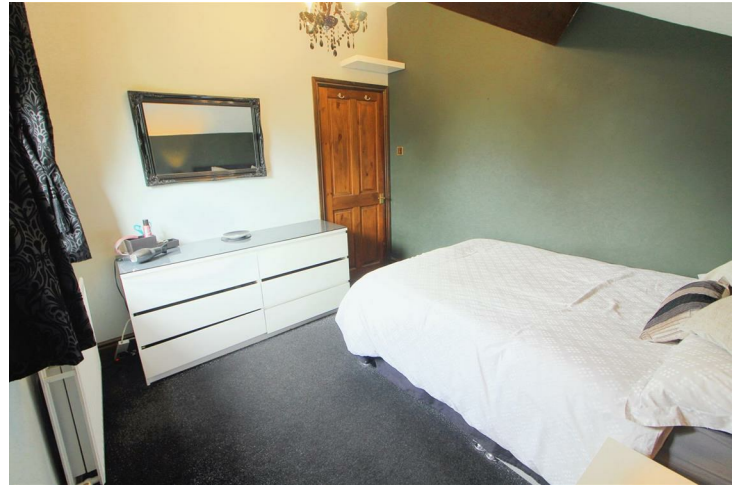
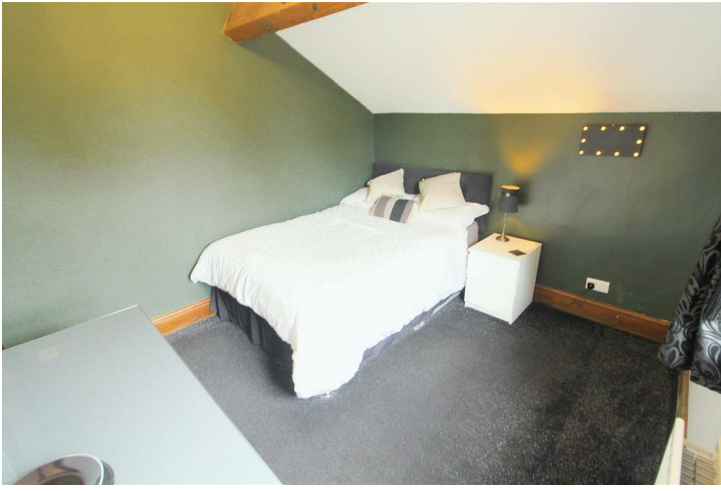
**ENSUITE SHOWER ROOM 8'2" x 5'3" approx.**

The en suite shower room features a low flush W.C. pedestal handwash basin and a large step in shower cubicle with thermostatic shower. The are tiled walls to the shower and sink area, vinyl flooring and a Velux window.



**BEDROOM TWO (BACK) 10'6" x 9'8" approx.**

Located at the rear of the property, this double bedroom has views over the lovely rear garden from its rear facing window. There is ample space for freestanding bedroom furniture and the room features carpeted flooring, a vaulted ceiling with exposed beams and a solid timber door leads to the hallway.



**BEDROOM THREE 11'8" x 9'10" (max) approx.**

This surprisingly spacious double room is bigger than it looks and has ample space for bedroom furniture. The room has a front facing window, bulkhead storage cupboard, vaulted ceiling and exposed beams. There is carpeted flooring, pendant lighting and a door leads to the hallway.



**BEDROOM FOUR 9'9" x 6'3" approx.**

This fourth bedroom is located at the rear of the property and would make a great child's bedroom, but could equally be used as an office, dressing room or walk in wardrobe. There is carpeted flooring, pendant lighting and a rear facing uPVC window.



### **BATHROOM 7'4" x 6'9" approx.**

This contemporary modern bathroom, features a three piece suite consisting of a panelled bath with chrome taps and a chrome thermostatic shower with glass screen, a wall mounted hand wash basin and a low flush W.C. The room is partially tiled in decorative tiles and has complimenting tiles to the floor, recessed spotlights, Velux window and a chrome ladder style towel radiator.



### **GARDENS AND PARKING**

To the front of the property there is a tarmac driveway which is accessed via timber gates and provides off road parking for several vehicles. A stone pathway leads along the back of the lawn, passed the storage building and to the front door. There garden is bordered by stone walls and timber fencing and has established plant beds with plants, shrubs and bushes. The outbuilding has power, light, water and is accessed via a secure door. There is also an electric car charging point.

To the rear of the property is an impressive garden which is mainly laid to lawn and features an Indian stone paved patio spanning the width of the property, which is perfect for alfresco dining and entertaining. There is a range of elevated flowerbeds down one side which incorporates established planting, a pond, a water feature and to the other side are railway sleeper vegetable patches and a greenhouse. The garden is bordered by timber picket fencing and a gate opens onto the access pathway. The boiler and oil tank are also located in the back garden.





## **SERVICES**

Mains water.

Mains electric.

Oil Fired Heating System.

A Septic Tank drainage system

## **NEW LETTINGS INFORMATION**

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

## **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**

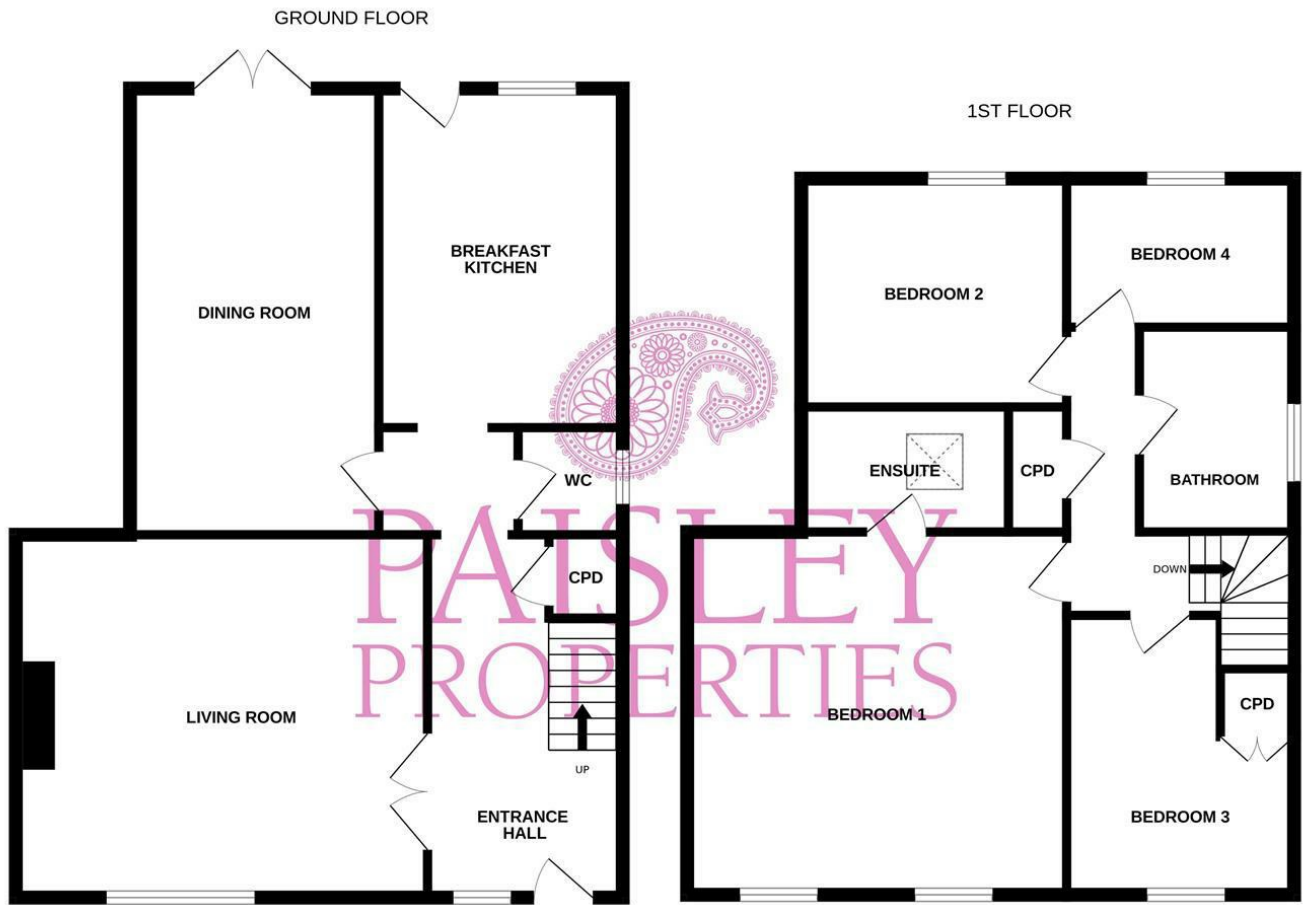
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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. \*

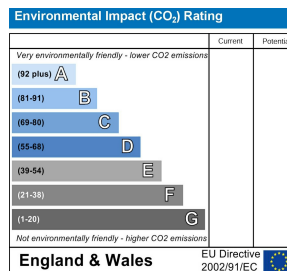
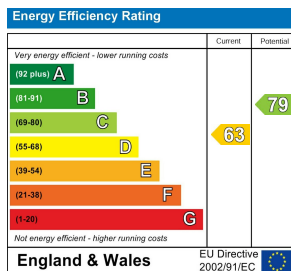
## **PAISLEY SURVEYORS**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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