

Moorland Place, 34 Haigh Lane,  
Flockton WF4 4BZ

OFFERS AROUND  
£400,000



THIS STUNNING PERIOD THREE BEDROOM TERRACE IS PRESENTED TO A HIGH STANDARD THROUGHOUT, HAS FRONT AND REAR GARDENS, PARKING, LARGE DETACHED GARAGE AND SUPERB VIEWS.

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

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 14'10" apx x 6'1" apx**

You enter the property through a composite part glazed door into this welcoming entrance hallway which has an attractive spindled staircase rising to the first floor landing, transom window and wood effect laminate flooring flooring. Doors lead to the lounge, living dining kitchen, downstairs W.C and cellar.



### **LOUNGE 15'5" into bay x 14'8" max**

This impressive formal lounge sits to the front of the property and enjoys the beautiful original bay window overlooking the garden. The room is filled with character with high ceilings, coving, deep skirting boards and an attractive feature fireplace with open fire, cast iron and timber surround and black hearth. Alcoves either side of the chimney breast provide the perfect place for freestanding furniture and the room has been decorated in soft neutral tones. A door leads through to the entrance hallway.





### **LIVING DINING KITCHEN 25'3" max x 14'10" max**

Having been extended by the current vendors this wonderful open plan living dining kitchen is the ideal place for spending time with family and friends. The kitchen is fitted with wood wall and base units, granite work surfaces and up stands, black one and a half bowl sink and drainer with mixer tap and integrated fridge. There is space for a range style cooker (this being an option to purchase by separate negotiation) and a concealed extractor fan positioned within the surround. The granite peninsula creates a subtle divide between the kitchen, where there is also a substantial amount of space for a dining table and chairs, and the sitting area.

The sitting area is flooded with natural light courtesy of the three Velux skylights and dual aspect windows which look out over the garden. There is ample space for a range of furniture and the laminate tile effect flooring flows through from the kitchen area. Doors lead to the entrance hall and utility room.



### **UTILITY ROOM 8'6" apx x 6'5" apx**

Positioned conveniently off the kitchen, this good sized utility room has a large built in sink with base units underneath, space for a fridge freezer, washing machine and tumble dryer alongside also neatly houses the property's central heating boiler. There is plumbing for a dishwasher if desired, alternatively if a kitchen cupboard was to be removed a dishwasher could be fitted in the main kitchen. The room provides space to store outdoor coats and shoes also. A rear uPVC door leads out to the garden, a further internal door leads to the kitchen and there is tile effect laminate flooring underfoot.



### **DOWNSTAIRS W.C 7'4" apx x 2'7" apx**

A handy cloakroom this comprises of a pedestal hand wash basin with hot and cold taps, tiled splash back and a low level W.C. There is laminate wood effect flooring and a door leads to the entrance hallway.

### **CELLAR 15'6" into the bay x 14'9" apx**

Stone steps lead down to a well proportioned cellar which also benefits from a front facing window. This space, if tanked out, could be used as additional living accommodation if required but currently offers accessible storage. A door leads to the entrance hallway. Measurements extend from 4.52 to 6.54 into the passageway.



### **FIRST FLOOR LANDING 15'11" apx x 6'1" apx**

Stairs ascend from the entrance hallway to the first floor landing which has a front facing window, doors leading to the two bedrooms and house bathroom and further staircase which rises to the second floor landing.



### **BEDROOM ONE 15'0" apx x 14'8" apx**

Each of the three bedrooms are extremely generous in size, this master bedroom being no exception. With an abundance of space for a selection for freestanding bedroom furniture this room also boasts high ceilings, coving, deep skirtings and a feature fireplace. The room is elegantly presented, has a rear facing window looking out over the gardens and rolling fields beyond and doors lead to the en-suite and landing.



### **EN-SUITE 4'6" apx x 2'9" apx**

This useful en-suite is fitted with a pedestal hand wash basin with hot and cold tap, low level W.C and laminate wood effect flooring. A door opens to the bedroom.



**BEDROOM TWO 14'9" max x 11'5" apx**

A bright and airy room this king size bedroom enjoys high ceilings, coving, deep skirting boards and a decorative fireplace just like bedroom one. A front facing window has far reaching views over open countryside, the room is tastefully decorated and has a door leading to the landing.



### **BATHROOM 10'6" apx x 7'5" max**

Comprising of a four piece white suite including bath with panelled side, corner shower cubicle with glazed sliding doors, pedestal hand wash basin with hot and cold taps and a low level W.C this bathroom enjoys all of the modern conveniences but has been designed in keeping with the style of property. There is decorative wall tiling around the shower, a rear facing obscure glazed window, vintage style radiator and towel rail and vinyl flooring. A door leads to the landing.



### **SECOND FLOOR LANDING / STUDY 11'11" max x 7'2" apx**

Stairs ascend from the landing to this second floor landing which also makes a wonderful study area or hobby space. There is an exposed ceiling beam, eaves storage and a door leads through to bedroom three.



### **BEDROOM THREE 13'5" apx x 11'11" apx**

A superb addition to the property this third king size bedroom is extremely spacious and can house a range of freestanding furniture alongside having built in storage into the eaves. There are two exposed ceiling beams, deep skirting board and a Velux skylight lets in natural light. A door leads through to the second floor landing.

Please note the measurements are skirting to skirting and there is restricted head height in places.





## FRONT



## FRONT GARDEN

The property has a gorgeous curb appeal and sits behind a gated, well maintained front garden which has boundary hedges, lawn and stone flagged pathway leading up to the front door.



## REAR GARDEN

Adjoining the property is a lovely rear garden which has two lawned areas, and two stone flagged patios, one is covered and the other open, both providing wonderful places to sit out and enjoy the outdoors. The garden has well established planting, block paved pathway and garden gate leading out into the rear lane.

A stone flagged patio with pergola sits to the side of the garage and also leads to a further garden where there is a large lawn with fruit trees, shrub and hedge borders and a secluded seating area. The garden adjoins fields.





## VIEWS



## GARAGE AND DRIVE

Accessed down the lane there is a double width driveway which sits in front of a large detached garage. The garage has an electric door, light and power and provides enough space for storage and a car.



## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: Shared maintenance costs of the septic tank with four other properties.

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES COUNCIL TAX BAND B.

PROPERTY CONSTRUCTION: STANDARD STONE.

PARKING: OFF ROAD AND GARAGE.

UTILITIES:

\*Water supply & Sewerage- Mains water, septic tax for drainage. A new septic tank is being fitted at the cost of the current vendor and the neighbours. The septic tank is positioned in the field at the bottom of the row which is owned by one of the neighbours.

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas central heating.

\*Broadband & Mobile - BT line.

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: The property owns the section of lane to the rear between the house and parking but there is a right of access over for the neighbours.

FLOOD & EROSION RISK: Nothing known.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Nothing known. The surrounding fields are greenbelt.

PROPERTY ACCESSABILITY & ADAPTATIONS: The property has been extended to the rear and to the attic and has the relevant planning permissions and building control approval.

COAL AND MINEFIELD AREA: The area was historically a mining 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.

## **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.

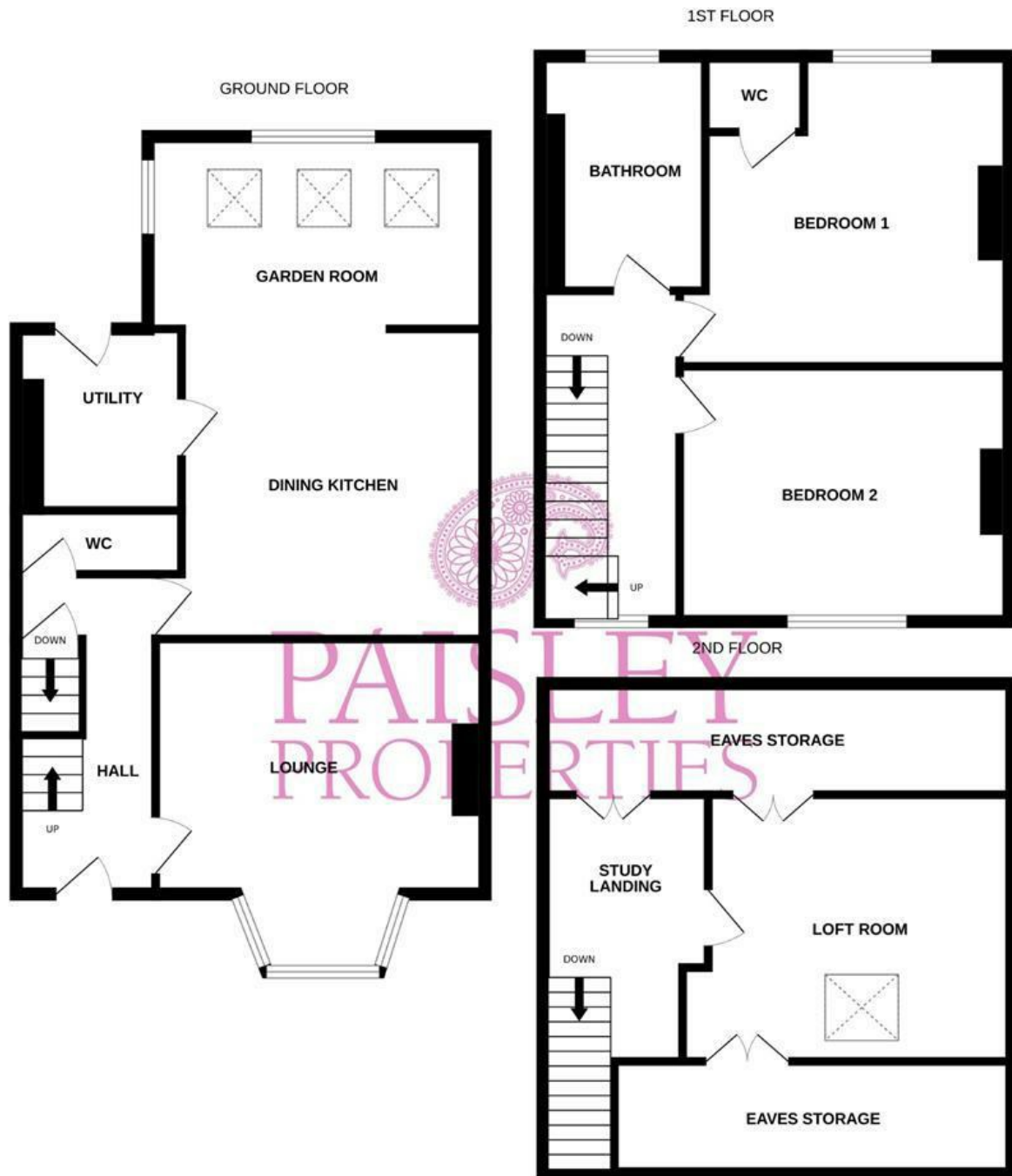
**PAISLEY MORTGAGES**

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.

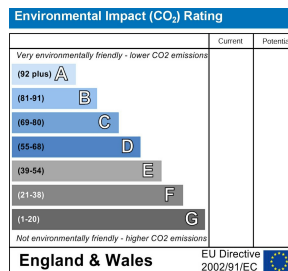
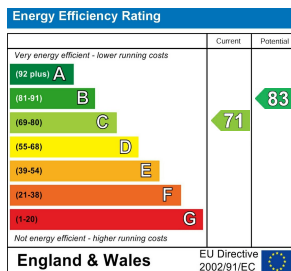
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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.



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