8 Barnsley Road, Flockton WF4 4DW

OFFERS AROUND £500,000

NO ONWARD CHAIN THIS FABULOUS FOUR BEDROOM STONE BUILT ECOHOUSE HAS BEEN THOUGHTFULLY DESIGNED WITH SUSTAINABILITY, MODERN LIVING AND LOCATION IN MIND. BOASTING FAR REACHING VIEWS FROM ITS SOUTH FACING BALCONY AND GARDEN, EXTENSIVE OFF ROAD PARKING, INTEGRAL GARAGE AND EV CHARGER. INTERNAL VIEWING IS SIMPLY A MUST!

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING A

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a modern composite door into a welcoming entrance hallway which is the perfect mix of modern and rustic charm, having an exposed brick archway, yorkshire stone flags underfoot and a stunning oak spiral staircase with glass balustrades leading down to the ground floor and up to the first floor. A door allows access to the integral garage.

GROUND FLOOR LOBBY

This ground floor area again has exposed brick arches and engineered oak flooring underfoot. A set of sliding wardrobes hide a heated cupboard for drying clothing. Doors lead to the two bedrooms and house bathroom

UTILITY AREA 3′6″ apx x 7′2″ apx

Located off the ground floor lobby is a handy utility area with plumbing for a washing machine, a range of kingfisher blue units with laminate worktops and a stainless steel single bowl sink and drainer with mixer tap. Grey LVT flooring runs underfoot and spotlights complete the scheme. Doors lead to two bedrooms and house bathroom

BATHROOM 9′6″ apx x 9′8″ apx

This stunning bathroom has contemporary fittings including a white wall mounted vanity drawer unit with integral handwash basin with mixer tap, a wall mounted concealed cistern WC, a deep bath with mixer taps and a double glass shower enclosure equipped with a chrome thermostatic mixer shower. The walls are fully tiled with a combination of white marble tiles and concrete effect ceramic tiles whilst contrasting tiles with electric underfloor heating run underfoot. A chrome heated towel radiator, LED light strips and spotlights to the ceiling complete the room. A triple glazed window allows natural light to enter. An oak door leads to the ground floor lobby.

BEDROOM THREE 9′10″ apx x 12′0″ apx

This third double bedroom benefits from sliding wardrobes to one wall and a set of French doors which open to the decked patio and allow natural light to simply flood into the space. There is ample room for freestanding bedroom furniture items. LED striplights and spotlights complete the room. An oak door leads to the ground floor lobby.

BEDROOM FOUR 10′2″ apx x 12′0″ apx

Also filled with natural light from a set of French doors leading out to the decked patio, this fourth double bedroom has ample space for freestanding bedroom furniture items. LED striplights and spotlights complete the room. An oak door leads to the ground floor lobby.

FIRST FLOOR LANDING

An oak spiral staircase with glass balustrade ascends from the entrance hallway to the first floor landing which has a straight staircase ascending to the study and plant room and a further spiral staircase to the master suite. A door leads to the living dining kitchen.

LIVING DINING KITCHEN 23′2″ apx x 20′5″ max

Simply flooded with natural light from sliding triple glazed doors offering far reaching rural views to the rear, this fabulous L-shaped open plan living dining kitchen has beautiful engineered oak flooring underfoot and an abundance of space for both lounge and dining furniture. The lounge area has a log burner in an arched brick fireplace with stone hearth as a focal point and alcoves to either sides which offer the perfect home for shelves or items of freestanding furniture.

A beautiful well appointed kitchen with matt white units, slate effect worktops and splashbacks and a one and a half bowl stainless steel sink and drainer with a quooker mixer tap is framed behind a brick archway. Cooking facilites comprise an induction hob with extractor fan over and an electric fan oven. Integrated appliances include a slimline dishwasher and a tall integrated fridge freezer. Spotlights and undercounter lights complete the area. A door allos access out to a metal staircase at the side of the property.

BALCONY

Accessed from the living room via a set of sliding patio doors, this fabulous balcony with glass balustrade is the perfect place to lounge or dine alfresco whilst taking in the beautiful countryside vista.

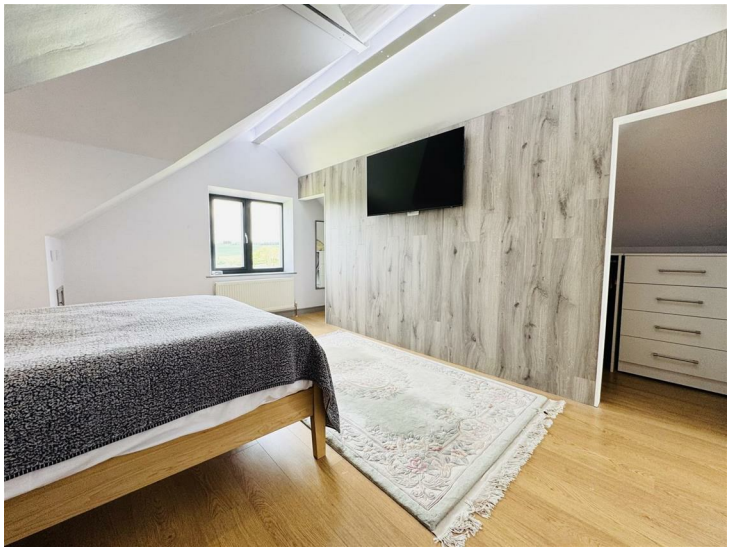
STUDY / BEDROOM TWO 15'4" apx x 9'8" apx

Accessed via a short flight of stairs from the first floor landing, this good sized versatile room is used as a home office/study but would be a fabulous double bedroom. It has storage cupboards in the eaves and a window looking out to the front of the property. There are LED striplights to the ceiling. A door leads to the landing.

PLANT ROOM
This compact room is the control room for the properties energy centre housing the solar panel inverter and batteries alongside a heat exchanger and internet server.

SECOND FLOOR LANDING
A spiral oak staircase continues from the first floor landing to the seconds floor where a door leads to the main bedroom.

BEDROOM ONE 12′7″ apx x 15′11″ apx



Enjoying far reaching countryside views from its window, this spacious master bedroom has a double walk in wardrobe cleverly hidden behind a wall which has a grey wood effect wall which currently houses a TV. Sloping ceilings add interest and there is mood lighting too. Laminate flooring runs underfoot. Doors lead to the ensuite and landing.

EN-SUITE 7′0″ apx x 6′4″ apx

This contemporary ensuite is fitted with a vanity drawer unit with a handwashbasin with mixer tap, a corner shower cubicle with a thermostatic mixer shower and a low level WC. A Velux window allows natural light to cascade in. The walls are fully tiled and grey wood effect waterproof laminate flooring runs underfoot. An illuminated mirror over the basin and a chrome heated towel rail complete the scheme. An oak door leads to the bedroom.

INTEGRAL GARAGE 18′10″ apx x 12′3″ apx

This large garage has an electric roller shutter door, light, power and a water tap. The property's central heating boiler is located in here too. Plumbing and drainage provision has been made for a rear portion of the garage to be converted to a downstairs WC if desired.

EXTERIOR

A wide gateway to the front of the property allows access to the block paved forecourt where there is parking for up to six vehicles. Security lighting illuminates the area and there is an EV charging point. A metal staircase allows access to the living dining kitchen on the first floor. A south facing rear garden has a decked seating area and a balcony above (accessed from the living area) which has been designed to take advantage of the far reaching rural views. An enclosed lawned rear garden provides a home for some of the property's solar panels.

REAR GARDEN & SOLAR PANELS

EXTRA INFORMATION

-Hardwired with Cat 6 data cables throughout - Fibre Broadband is installed to the property.
- A Mechanical Ventilation with Heat Recovery (MVHR) system is in place which extracts condensation rich stale air from the kitchen & bathrooms and removes the moisture before pumping filtered/fresh air back into the living areas - this improves the energy efficiency, humidity and indoor air quality.
- Solar Panels are installed to both the roof and at ground level in the garden.
- The energy costs provided by the vendor are currently approx £300 per annum for gas and approximately £60 credit per annum for electricity sold back to the grid even after spending approx £120 on EV charging. Obviously the electricity charges are variable and weather dependant as solar energy is key.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band F

PROPERTY CONSTRUCTION:
Standard Construction (Stone & Block)

PARKING:
Garage / Driveway / Electric car charging point

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.
There are no known structural defects to the property

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 - Mains
Electricity - Mains & Solar panels
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000Mbps

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

AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

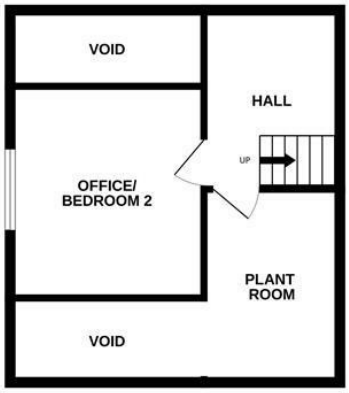
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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
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.

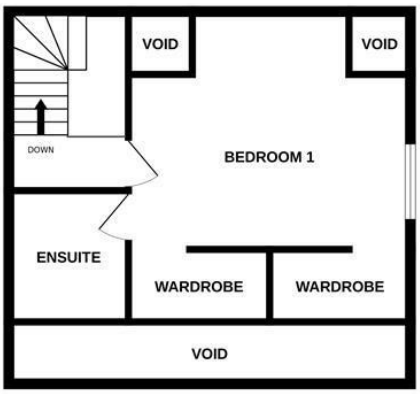
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak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

1ST FLOOR
(OVER GARAGE)



2ND FLOOR
(OVER LOUNGE)



GROUND FLOOR

LOWER GROUND 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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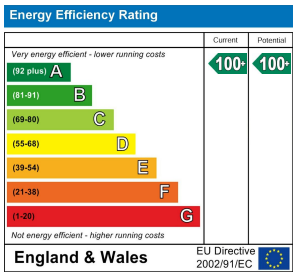

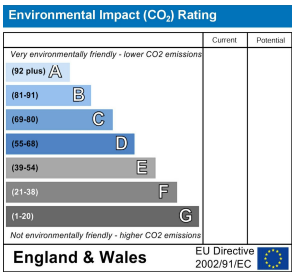

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