

Upper Pikeley Farm, Allerton, Bradford, BD15 8AQ

- Set in 4.3 Acres of Land
- Classified Smallholding
- Yard with ample parking for multiple cars, stable block and ménage
- 3 Double Bedroom Farmhouse
- Stunning Views
- Currently a Private Equestrian Facility
- Outbuilding with Planning
- Rare to the Market

Price £625,000



Upper Pikeley Farm, Allerton, Bradford, BD15 8AQ



No.1 Upper Pikeley Farm is a charming Grade II three double bedroom semi-detached farmhouse set between Thornton and Wilsden, offering a peaceful countryside lifestyle with the convenience of nearby town centre's, including Bingley and Bradford. The property enjoys excellent transport links, with the M606 providing access to the M62 and the National Motorway Network. Saltaire and Shipley train stations are just a short drive away, and Leeds Bradford Airport is approximately a 10 mile drive.



Currently classified as a smallholding, the property is used as a personal equestrian facility, featuring a yard, modern four-stable block and tack room, a ménage, and ample parking for multiple cars and commercial vehicles. The property sits on over 4 acres of land and 2 field shelters, an additional 4.3 acres in adjacent fields available by separate negotiation. Planning permission has been granted to convert a stone-built storage building into a one-bedroom annexe, offering further potential for development.



The main house is nestled within well-maintained gardens, offering long-distance views of the surrounding countryside. Inside, the home exudes farmhouse charm, with a welcoming farmhouse-style kitchen, good size lounge, three bedrooms, and a bathroom. The property is filled with character and features throughout, making it an ideal rural retreat with modern conveniences nearby.



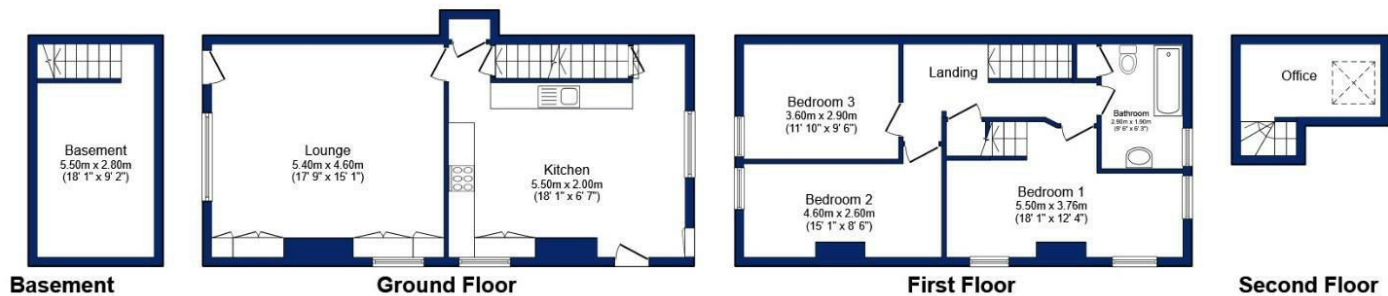
Upper Pikeley Farm, Allerton, Bradford, BD15 8AQ



Please Note
This property is a registered smallholding

This land is accessed off Yew Tree Lane.
Please contact the office for further details.

Further Land Available
There is a further parcel of land available (subject to negotiation) of circa 4.2 acres.



Total floor area 125.9 m² (1,355 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

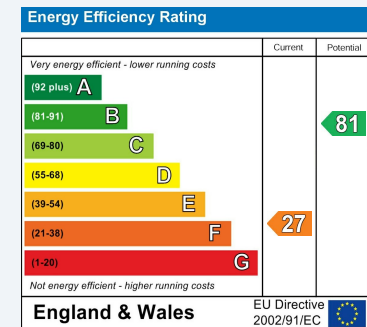
Please contact shipley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



7-9 Briggate, Shipleigh, BD17 7BP
Tel: 01274 594040 Email: shipleigh@hunters.com <https://www.hunters.com>

