



**Cockley Hill Lane, Kirkheaton, HD5 0PF**  
**£550,000**

**E&H** Holmes  
ESTATE AGENTS



Situated in this idyllic, rural location is this four bedroom, barn conversion with wrap around garden and extensive driveway in the popular village of Kirkheaton. In need of some modernisation and updating throughout this offers a rare opportunity for the buyer to create a beautiful home in a sought after location. There is the additional benefit of a partially constructed stone built workshop to the front of the property (planning application 92/62/01495/B2) offering the new owner a chance to continue with the development on this large plot.

The accommodation, in brief, comprises: Entrance porch, entrance hall, lounge, dining room, breakfast kitchen, cloakroom and access to the integral garage on the ground floor. To the first floor are four bedrooms and the house bathroom. Externally the lawn gardens wrap around the property with driveway parking for several cars leading to the integral double garage.



### Entrance Porch

UPVC double glazed door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator.  
UPVC double glazed window to front elevation.

### Lounge 20'0" x 13'10" (6.097 x 4.230)

Multifuel stove. UPVC double glazed windows to front and rear elevations.

### Dining Room 6'10" x 8'2" (2.087 x 2.501)

Radiator. UPVC double glazed window to rear elevation.

### Dining Kitchen 9'5" x 12'11" + 10'8" x 6'5" (2.871 x 3.954 + 3.259 x 1.962)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Tiled splash backs. Eye level electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Plumbing for dishwasher. UPVC double glazed windows to front and rear elevations.

### Galleried Landing

Stairs leading from Entrance Hall.

### Bedroom One 11'0" x 12'11" (3.359 x 3.942)

Door to jack and jill house bathroom. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Two 10'7" x 11'5" (3.229 x 3.481)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 8'8" x 12'11" (2.654 x 3.944)

Loft access. Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 8'9" x 11'5" (2.674 x 3.500)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Storage cupboards. Towel radiator. UPVC double glazed window to rear elevation.

### Integral Garage 17'4" x 20'7" (5.288 x 6.281)

Two up and over garage doors. Power. Light. Boiler. Tap. Door. Single glazed windows to front and rear elevations.

### Parking

Gated driveway with parking for several cars.

### Garden

Wrap around garden largely laid to lawn. Pond. Greenhouse.

Partially constructed stone built workshop (planning permission granted 1992, the work started but not completed - 92/62/01495/B2)

### Other Information

Septic tank.

Mains electric, gas and water.

UPVC double glazed installed September 2023.

### Council Tax Band

F

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

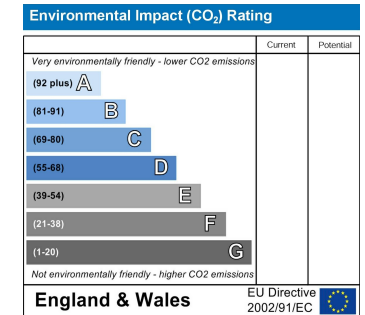
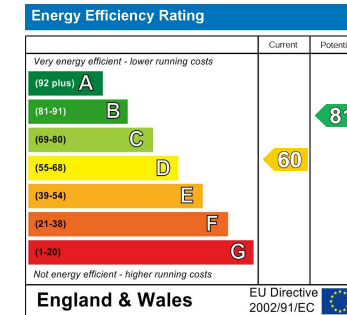
The three words designated to this property is:  
window.quarrel.eagles

### Disclaimer

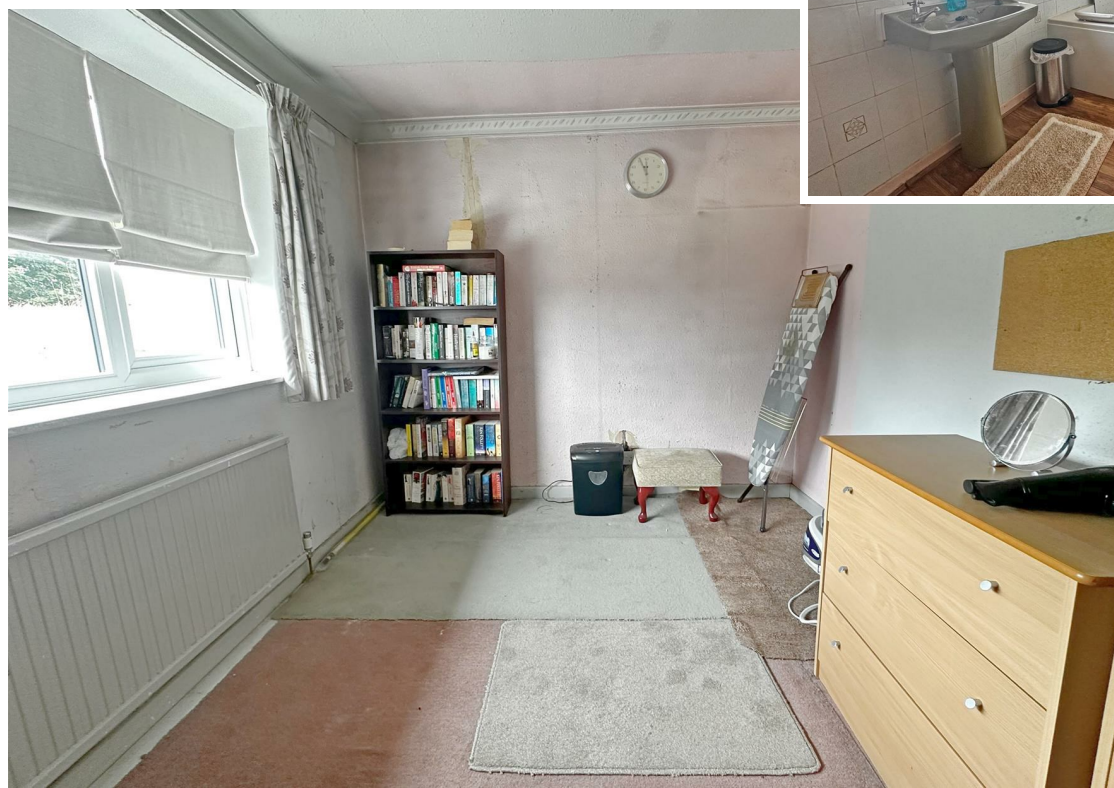
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We are not a member of a client money protection scheme.



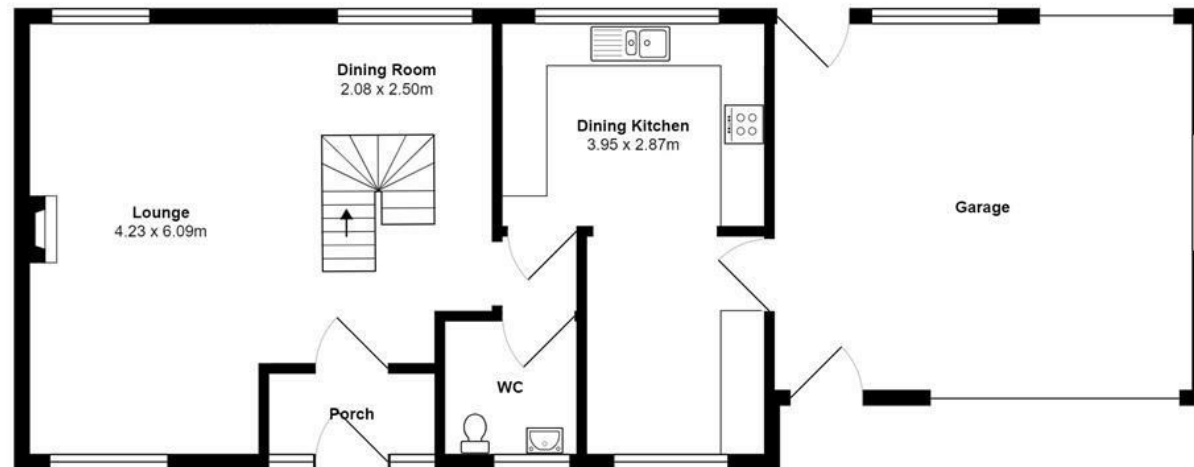
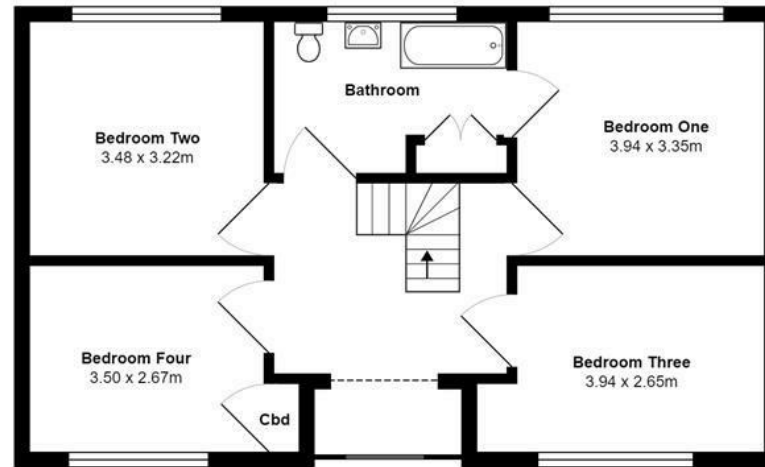












All measurements are approximate and for display purposes only