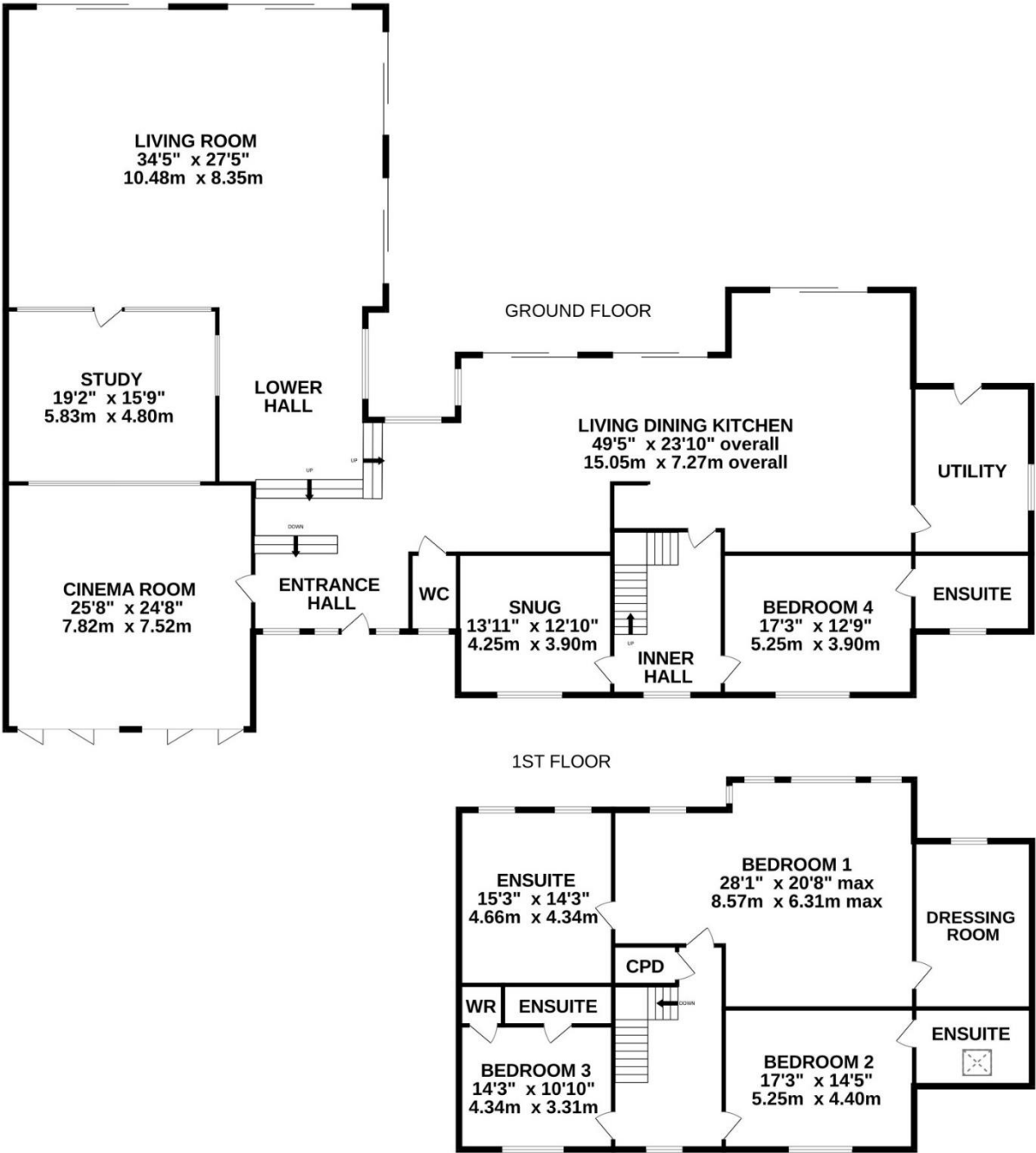




LANE TOP FARM, WHITLEY ROAD, WHITLEY, WF12 0NQ



LANE TOP FARM

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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PROPERTY DESCRIPTION

AN OUTSTANDING, LARGE RESIDENCE SAT IN APPROXIMATELY 3 ACRES AND WITH STUNNING VIEWS DOWN THE VALLEY TOWARDS MIRFIELD AND HAVING LONG DISTANCE RURAL VIEWS TO THE FRONT, THIS HOME HAS BEEN BUILT AND FINISHED TO AN EXACTING STANDARD AND HAS A HUGE AMOUNT OF PLAY SPACE WHETHER THAT BE INSIDE OR OUT. WITH A HUGE, IMPRESSIVE DRIVEWAY, FABULOUS FIELDS, DELIGHTFUL EXTERNAL ENTERTAINMENT SPACE WITH SWIMMING POOL AND AN INTERIOR THAT IS FINISHED TO EXACTING STANDARDS AND TAKING FULL ADVANTAGE OF ITS SUPERB POSITION WITH LONG DISTANCE VIEWS, THIS VERY LARGE FOUR/FIVE BEDROOM HOME IS WITHOUT DOUBT AN EXCEPTION TO THE NORM.

With a fabulous entrance hall, the open plan living space is sure to wow when viewed, it has a huge living room (34'5" x 27'5") with outstanding views out over the gardens, fields and beyond. There is a study with a superb amount of glazing and display space, including glazing through to the cinema room which again, is presented to an exceptionally high standard. The huge living dining kitchen takes full advantage of the views and is superbly appointed, this is served by a utility room. There is a snug/bedroom 5 on the ground floor and guest bedroom/bedroom 4 which is en-suited and also on the ground level. To the first floor level there is a huge master bedroom suite which is without a doubt stunning, very large dressing room, magnificent en-suite, and there are two further double bedrooms at this level both served by en-suites. This home is fitted and finished to the highest of standards and those who require an easy move in and living with relatively low maintenance, yet spectacular gardens and position must view Lane Top Farm.

Offers Around £2,800,000

ENTRANCE HALL



LOWER ENTRANCE HALL



LIVING ROOM



STUDY





CINEMA ROOM





SNUG



LIVING DINING KITCHEN

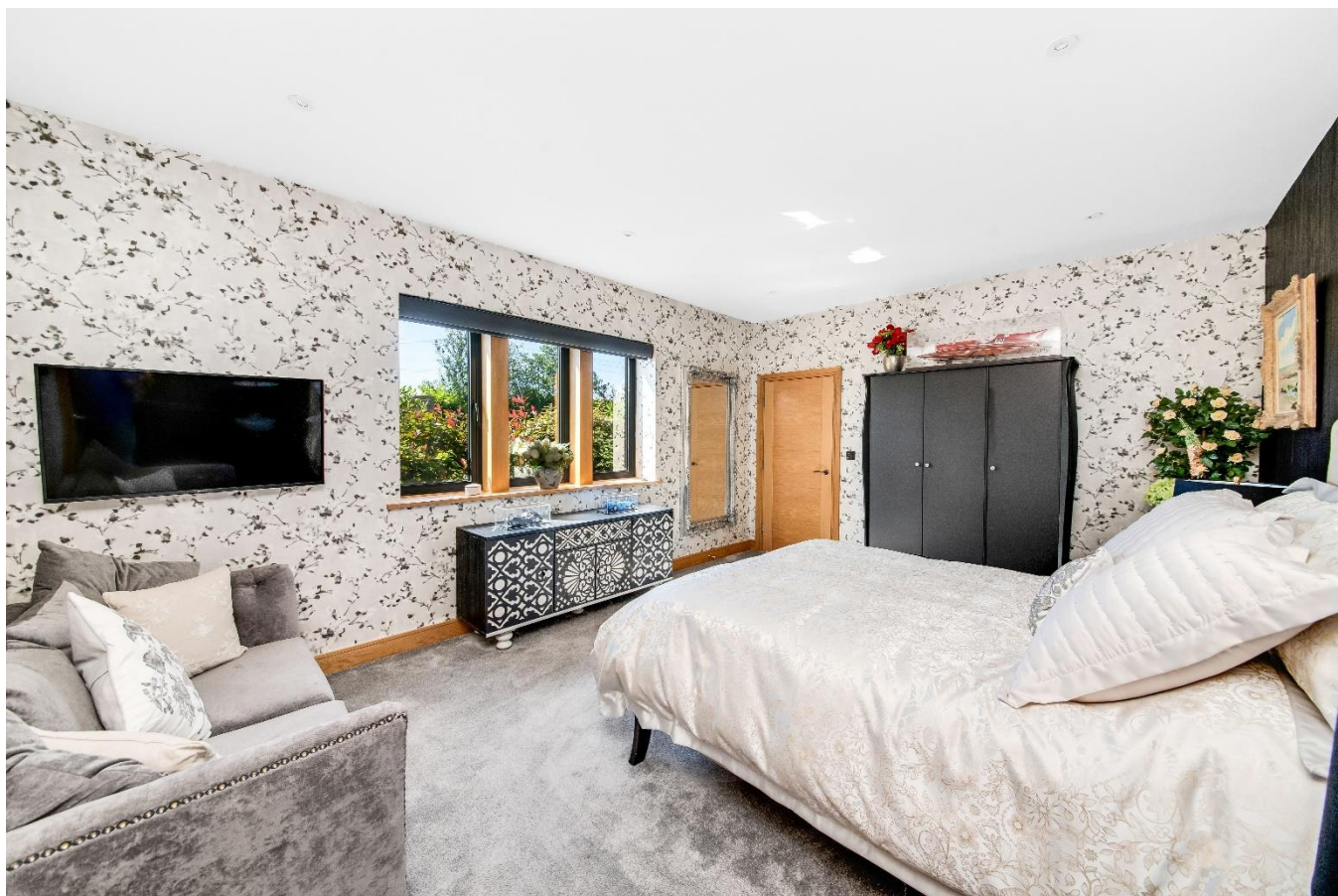




INNER HALL



BEDROOM FOUR



FIRST FLOOR LANDING



BEDROOM THREE



BEDROOM ONE





BEDROOM ONE EN-SUITE



BEDROOM TWO



GARDEN







REAR EXTERNAL



PADDOCK





ADDITIONAL INFORMATION

EPC rating – B
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – G

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 19/07/2024



PROPERTY VIEWING NOTES -



MAIN CONTACTS

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