



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Upper Park House
Low Moor, West Yorkshire



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Offers Over £725,000

TUCKED AWAY DOWN A PRIVATE LANE BEHIND A SECURE ELECTRIC GATED ENTRANCE WITH NO PASSING TRAFFIC ON A PLOT THAT EXTENDS TO APPROX. $\frac{3}{4}$ ACRE IS THIS COMMANDING PERIOD RESIDENCE WHICH HAS THE ADDED ADVANTAGE OF PLANNING PERMISSION FOR A LARGE DETACHED DWELLING IN THE GROUNDS.

The location is enhanced by having open countryside views and adjacent to the verdant fairways of the golf course and is walking distance to Low Moor train station with direct rail service to Leeds as well as being within a few miles of the M62 and M606 motorways.

The grounds are mostly south facing and are a mature landscape delight with sweeping lawns and stone flagged alfresco dining terrace , a large driveway with an abundance of parking which leads to a detached double garage. The building plot is substantial in itself and offers scope for the buyer to construct a new dwelling which would be private from the main dwelling and not impose on the current house nor take up the key areas of the garden. It could be sold on as a building plot or alternately retained as recreational space potentially as a tennis court amongst many other uses.



The detached stone built house offers an abundance of character internally including; deep skirting boards, high ceilings, ornate detail to walls and ceilings, a grand entrance hallway with impressive period staircase in addition to a stunning glazed crescent structure to the half landing.

To the ground floor there are three elegant reception rooms in addition to a high quality dining kitchen with granite worksurface, wine cooler and cooking range.

To the first floor there are three large double bedrooms and a large single bedroom which are supported by a stylish house shower room in addition to a full house bathroom with stand alone claw foot bath and separate shower.

There is also a large basement which has a full staircase and good head hight with central heating boiling in situ allowing the possibilities to be used as living space subject to modest adjustments, potentially as; cinema room, games room, gymnasium, workshop or study.

WHAT3WORDS

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AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

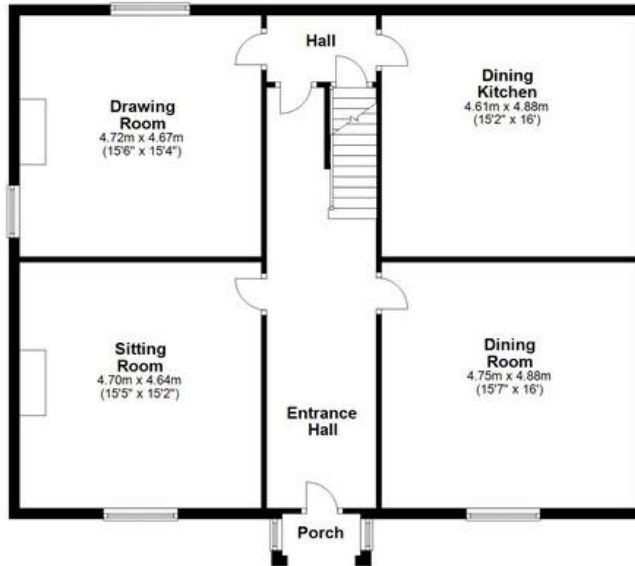
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



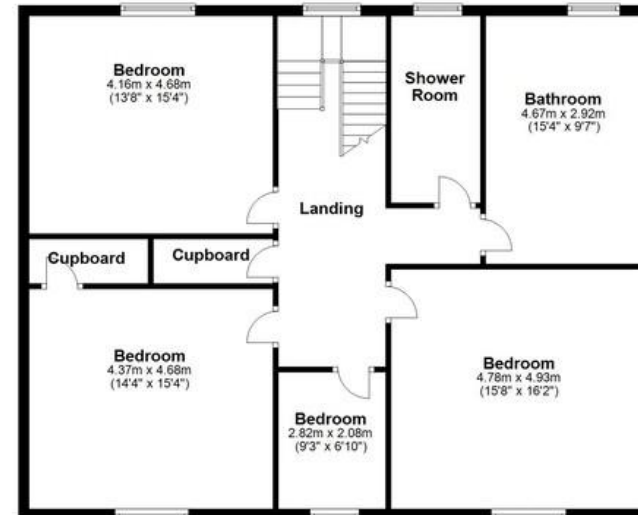
Ground Floor
Approx. 150.9 sq. metres (1624.2 sq. feet)



Basement
Approx. 34.1 sq. metres (367.0 sq. feet)

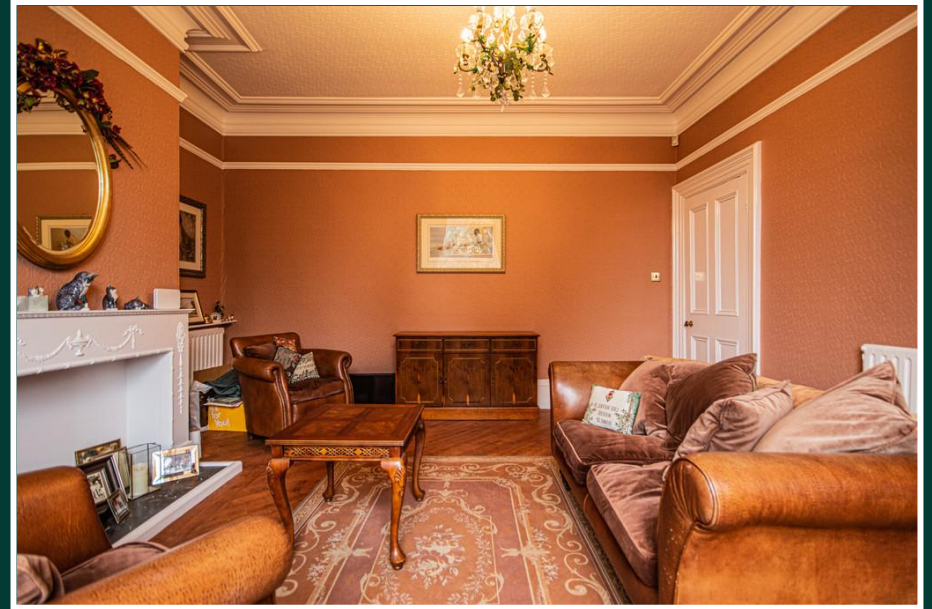


First Floor
Approx. 112.8 sq. metres (1214.1 sq. feet)



Total area: approx. 297.8 sq. metres (3205.3 sq. feet)





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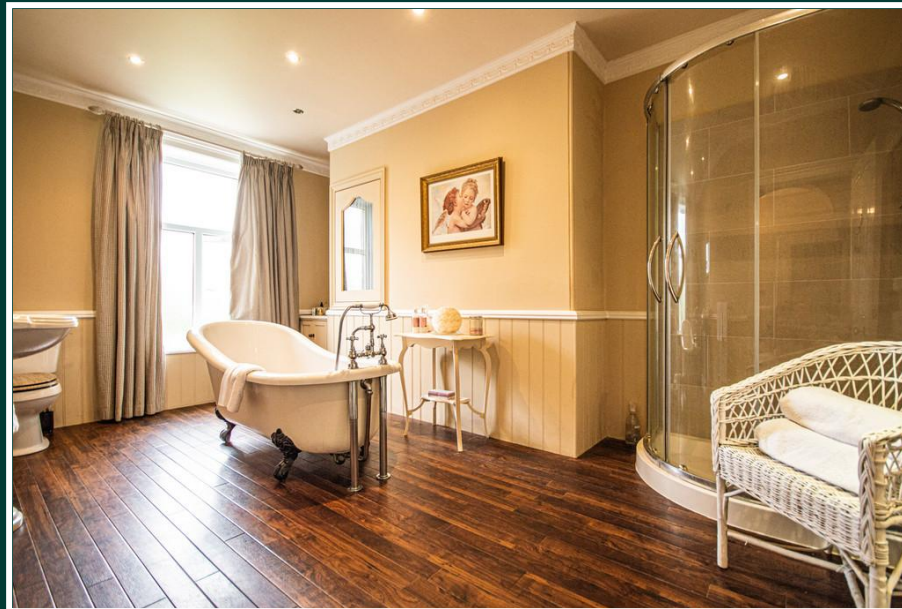
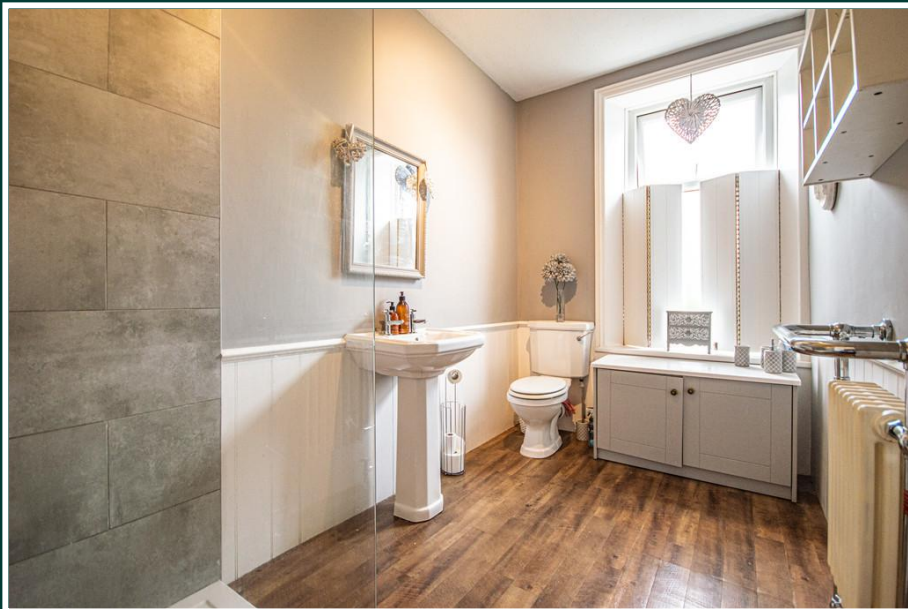


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