

Poplar Farm Bristfield Road,
Bristfield WF12 0PA

£575,000



SURROUNDED BY COUNTRYSIDE AND WITH BEAUTIFUL VIEWS IS THIS LUXURY FOUR/FIVE BEDROOM DETACHED NEW BUILD BOASTING EXTREMELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION, STUNNING DINING KITCHEN, GARDEN AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND AND ENERGY RATING TO BE CONFIRMED UPON COMPLETION.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 14'6" x 11'1" max

You enter the property through a composite door with side glazed windows into this impressive entrance hallway with understairs storage cupboard, beautiful heated tile flooring underfoot and spotlights to the ceiling. The feature timber and glass staircase creates a central focal piece, stairs ascend up to the first floor gallery landing and doors lead through to the dining kitchen, sitting room, family room and ground floor W.C.



DINING KITCHEN 25'2" x 19'8" max

This stunning and extremely spacious dining kitchen really is the heart of the home with characterful beams, exposed brick feature walls and fitted with a range of grey/blue wall and base units, complimentary quartz work surfaces with matching up-stands and central storage island including inset composite sink with mixer tap over. Integrated appliances include two electric ovens, five ring hob with extractor above, dishwasher and fridge freezer. The area is flooded with natural light through the bank of bifold doors to the front and windows to the rear, space for freestanding furniture, dining table and chairs, heated tile flooring throughout, spotlights to the ceiling and doors lead through to the utility room and entrance hallway.





UTILITY ROOM 11'10" x 4'8" apx

This handy utility room has pale grey wall and base units (one which houses the brand new boiler) with quartz work surfaces, matching up stands and a composite sink and drainer with mixer tap over, plumbing for a washing machine and space for a tumble dryer. There is heated tile flooring underfoot, spotlights to the ceiling and an external composite stable door leads out to the front of the property.



GROUND FLOOR W.C 8'9" 5'0" apx

This useful ground floor W.C is positioned off the entrance hall and is fitted with a pedestal hand wash basin and low level toilet. Heated tile flooring underfoot and spotlights to the ceiling complete the look.



SITTING ROOM 14'7" x 11'9" apx

This versatile room could be used as a sitting room, large office or formal dining room, with heated tile flooring underfoot and spotlights to the ceiling, space for a selection of free standing furniture, the windows give views over the rear of the property and a set of timber and glazed doors lead through to the entrance hallway.



FAMILY ROOM 21'9" x 15'3" apx

This great size, light and airy room has two large sets of sliding doors which open out onto the front of the property with neutral decor and has feature timber beams to the ceiling. A great amount of space to accommodate free standing furniture, beautiful heated tile flooring throughout and a door leads through to the entrance hallway.



FIRST FLOOR LANDING

From the entrance hallway stairs ascend to the galleried landing with timber and glass balustrade. Doors lead through to five bedrooms (two with en-suite shower rooms) and the house bathroom.



MASTER BEDROOM 21'11" x 15'4" max

This sizeable double bedroom provides ample room for a selection of free standing bedroom furniture and features a walk in wardrobe, spotlights to the ceiling, three sets of windows give lovely views over local countryside and an opening leads through to the en-suite shower room.



EN SUITE SHOWER ROOM 10'7" x 6'5" apx

Comprising of a contemporary black suite, this attractive fully tiled shower room with rear obscure glazed window includes a double bowl vanity hand wash basin with wall mixer taps over, low flush W.C and double waterfall shower and cubicle with glass screen. Complimentary tiles to the floor, LED mirror, heated towel rail and spotlights to the ceiling complete the look and an opening leads through to the master bedroom.



BEDROOM TWO 13'8" x 10'8" apx

Located to the front of the property with countryside views is this double bedroom with space for freestanding furniture, integrated wardrobe and storage cupboard housing the cylinder, spotlights to the ceiling and doors lead through to the en suite shower room and on to the landing.



EN SUITE SHOWER ROOM 7'10" x 5'8" apx

Fitted with a modern suite including a double waterfall shower with stylish glass screen, wall hung vanity inset hand wash basin, LED mirror, heated towel radiator and a low level W.C. The room is fully tiled, has an obscure glazed front facing window and is completed by complimentary tile flooring underfoot.



BEDROOM THREE 12'7" x 11'9" apx

Another spacious double bedroom with two sets of windows located to the rear of the property, with space for freestanding furniture, spotlights to the ceiling and a door leads through to the landing.



BEDROOM FOUR 13'8" x 8'10" max

A bright double bedroom located at the rear of the property with farm land views, space for bedroom furniture, spotlights to the ceiling and a door leads through to the landing.



BEDROOM FIVE / OFFICE 9'7" x 7'0" apx

This versatile room could be used as a bedroom/home office or nursery, has space for freestanding furniture and positioned at the side of the property with spotlights to the ceiling and a door leads through to the landing.



HOUSE BATHROOM 11'4" x 5'5" apx

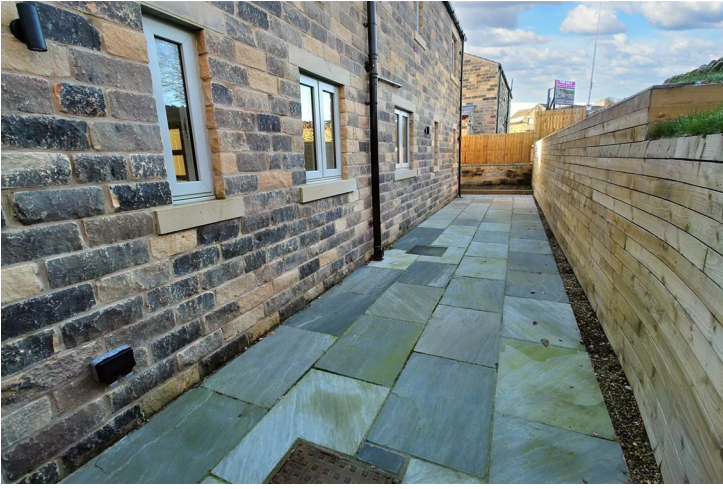
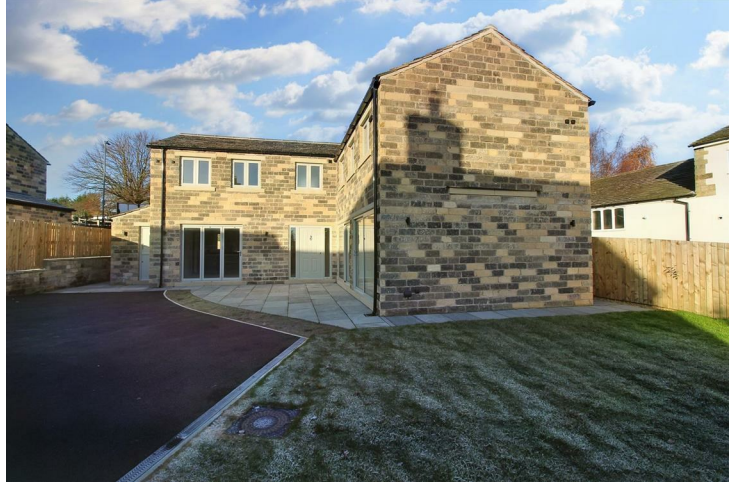
This superb house bathroom is fitted with a three piece white suite, including a freestanding roll top bath with freestanding mixer, vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled with stylish grey tiles, complimentary tiled flooring, rear obscure window, LED mirror, heated towel rail and a door leads through to the landing.



EXTERNAL, GARDEN AND DRIVEWAY

To the front of the property is a well maintained lawn with a wrap around sandstone patio ideal for family barbecues and space for outdoor furniture. A driveway provides parking for multiple vehicles with electric charger point and to the rear a raised lawn area all set in a peaceful development.





VIEWS



AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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

We 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.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

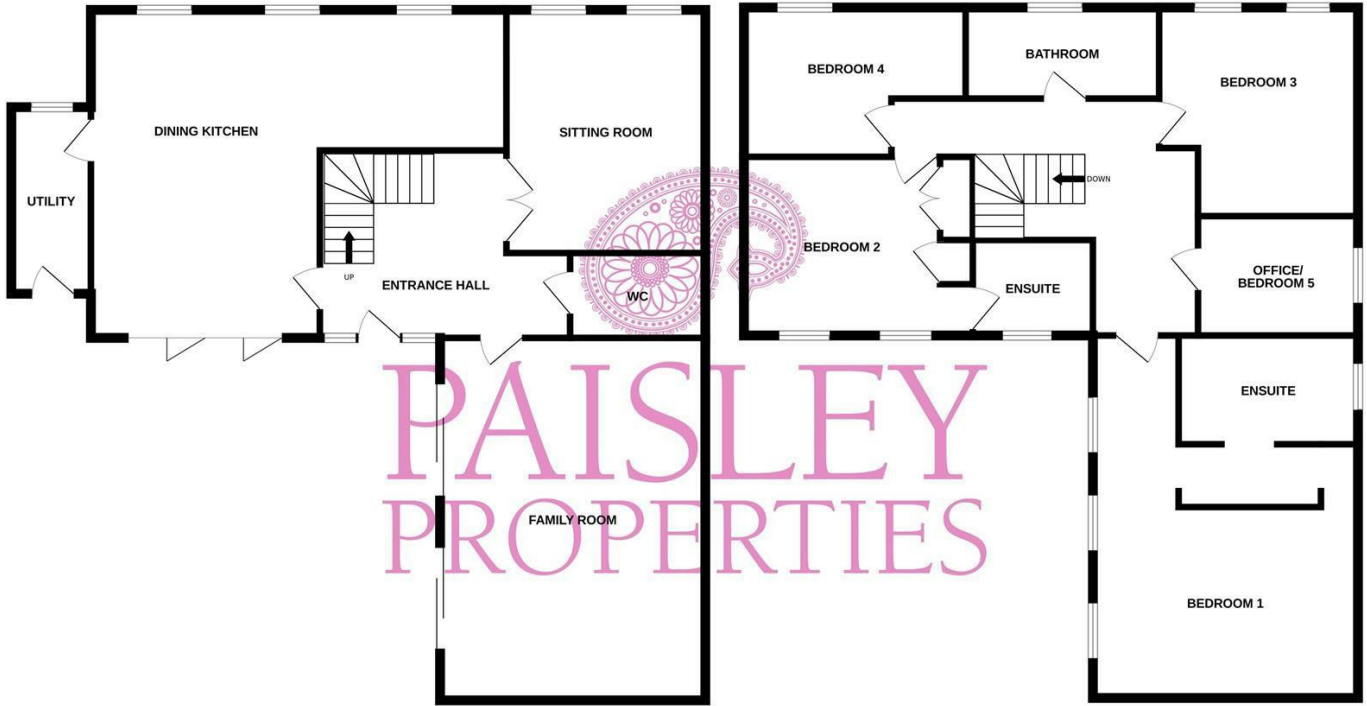
MORTGAGES

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 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR

1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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