



## Wyke Lane, Oakenshaw

£399,999

- \* BARN CONVERSION \* QUIET VILLAGE LOCATION \* FIVE BEDROOMS \* GARDENS \*
- \* TWO BATH/SHOWER ROOMS \* TWO WC ROOMS \* ORIGINAL FEATURES \*
- \* EXCELLENT COMMUTER LINKS \*

This characterful barn conversion gives you the best of both worlds! Being located in a quiet village near excellent transport links of the M62 and Low Moor Train Station.

Benefits from a stunning high specification fitted kitchen with quartz work surfaces, modern bathroom and en suite shower room. The property has been extended and modernised to create superb five bedroom, two bath/shower room family sized accommodation.

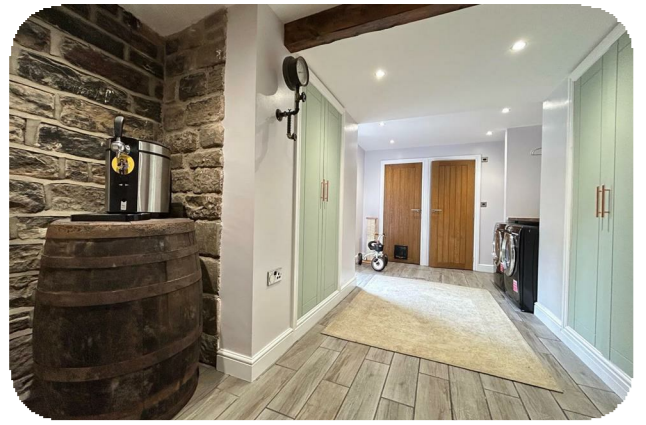
The property retains many original features of oak beams and exposed stonework.

The accommodation briefly comprises entrance hallway, L-shaped lounge/diner, kitchen, utility room and a cloakroom/wc. There are five first floor bedrooms (master bedroom with en suite shower room & bedroom two with w/c) together with a house bathroom.

To the outside there is a paved patio area, raised terrace and a shared driveway providing off street parking.







### Entrance Hallway

With oak flooring and feature radiator.

### Lounge / Diner

22'2" x 21'4" (6.76m x 6.50m)

With a brick feature fireplace, wooden floors, three radiators, feature ceiling beams, French doors to rear garden.

### Kitchen

15' x 9'9" (4.57m x 2.97m)

Modern fitted kitchen having Belfast style sink, marble work tops, wood floor, under stairs storage, radiator.

### Utility

18' x 10'9" max (5.49m x 3.28m max)

With plumbing for auto washer, tiled floor, feature radiator, three useful storage cupboards.

### WC

Modern two piece suite comprising low suite wc, pedestal wash basin, feature radiator and tiled floor.

### First Floor Landing

#### Bedroom One

22'1" x 11'4" (6.73m x 3.45m)

With exposed ceiling beams, two feature radiators.

#### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, wood floor, tiled walls, chrome heated towel radiator.

#### Bedroom Two

14'8" x 11'2" (4.47m x 3.40m)

With feature ceiling beams, radiator and patio doors to balcony. En-suite shower room;

#### En Suite Shower Room

Three piece suite comprising walk-in shower, low suite wc, vanity sink unit, tiled walls and floor, chrome heated towel radiator.

#### Bedroom Five

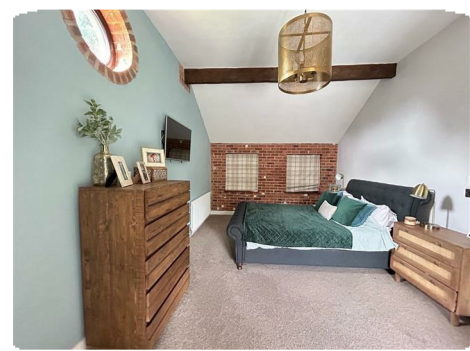
8'11" x 6'1" (2.72m x 1.85m)

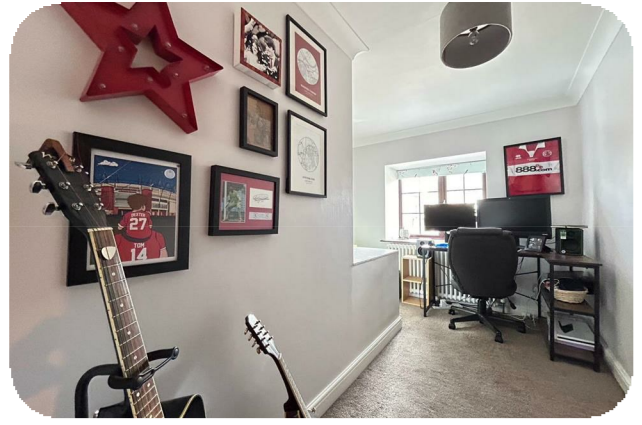
With radiator.

#### Bedroom Three

11'1" x 6'1" (3.38m x 1.85m)

With radiator.





**Bedroom Four**

11'5" x 8'1" (3.48m x 2.46m)

With radiator.

**Bathroom**

Modern three piece suite comprising freestanding bath, pedestal wash basin, low suite wc, tiled walls and floor and feature radiator.

**Exterior**

To the outside there is an enclosed garden to the rear with rear seating terrace. To the front there is a shared driveway leading to a single garage.

**Directions**

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.8 miles at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, after 0.9 miles turn left onto Wyke Ln and the property will shortly be seen displayed via our For Sale board.

**TENURE**

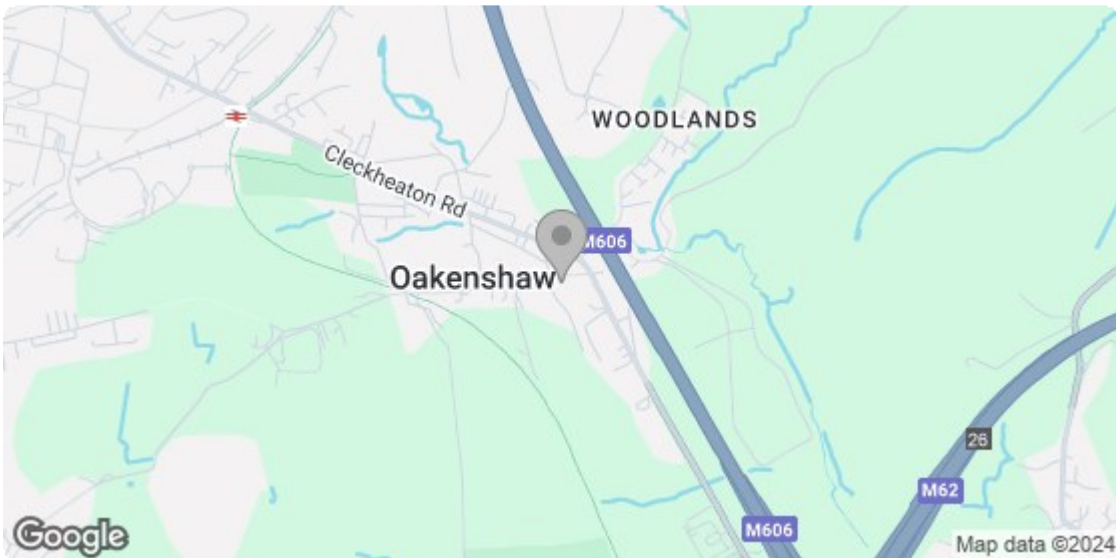
FREEHOLD

**COUNCIL TAX BAND**

E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

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