



## Moor Top House 43 Fall Lane

Hartshead, WF15 8AP

£1,395,000



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\*\*\*LARGE FAMILY HOME\*\*\*BREATHTAKING VIEWS\*\*\*HARTSHEAD VILLAGE\*\*\*

Nestled in the charming Hartshead, this stunning detached house offers a perfect blend of space, comfort, and style. Boasting 4 reception rooms and 5 bedrooms, this property is ideal for those seeking a spacious family home with room to spare.

With 4 bathrooms, including 2 en suites, convenience is key ensuring that busy mornings run smoothly and evenings are relaxing. The parking space for 7 vehicles is a rare find, providing ample room for both owners and guests.

One of the standout features of this property is the fantastic panoramic views it offers. Imagine waking up to breathtaking scenery every morning and unwinding to stunning sunsets every evening - pure bliss!

This large character family home is not just a place to live; it's a place to create lasting memories. The 4 reception rooms offer versatility, allowing you to tailor the space to suit your lifestyle - whether it's a cosy family movie night or a sophisticated dinner party.

Situated in an enviable location, this 5-bedroom detached house is a rare gem that combines comfort, style, and convenience. Don't miss the opportunity to make this your dream home and enjoy the best of what Hartshead has to offer.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing of the stunning home\*\*\*\*\*

## Entrance Hallway

Solid wooden flooring, inset spot lighting, radiator and staircase leading first floor accommodation.

## Cloaks/WC

2 piece white suite which consists of a low flush wc and wash hand basin. Matching flooring from the entrance hallway, inset spot lighting, radiator and access to the cellar.

## Sitting Room

24'0" x 15' 3" (7.32m x 4.57m 0.91m)

Gas fire set into stone chimney breast, inset spot lighting, 2 x radiators, views and French doors which lead out onto the lower patio area.

## Dining Room

16'5" x 14'2" (5.00m x 4.32m)

Feature chimney breast, matching solid wooden flooring from the entrance hallway, inset spot lighting views, radiator and an opening into the kitchen breakfast area.

## Family Room

16'5" x 14'3" (5.00m x 4.34m)

Gas stove set into chimney breast with feature surround, inset spot lighting, views and radiator.

## Kitchen/Breakfast Room

25'10" x 22'6" (7.87m x 6.86m)

Modern fitted kitchen units with granite worktops with sink unit set and integrated dish washer. Gas cooker point with large extractor hood over, tiled flooring, inset spot light, radiator. Useful pantry cupboard. To the sitting area there are French doors which lead out on to the second lower patio area.

## Side Entrance Hall

Tiled flooring.

## Utility

15'4" x 5'10" (4.67m x 1.78m)

A range of wall and base units, plumbing for automatic washing machine and matching tiled floor from the side entrance.

## Integral Garage

21'1" x 10'9" (6.43m x 3.28m)

Power and lighting with remote control front door and access to the rear.

## Landing

Split level and inset spot lighting.

## Galleried Landing

Spacious with fantastic open views.

## Double Bedroom 1

23'9" x 15'3" (7.24m x 4.57m;0.91m)

Bespoke fitted bedroom furniture, exposed beams to ceiling, 2 x radiators. front and rear window elevations with fantastic frontal views and garden views to the rear.

## En-Suite

13'9" x 7'3" (4.19m x 2.21m)

3 piece white suite which consists of a low flush wc, large walk in

shower cubicle, wash hand basin with twin taps set into bespoke vanity which match the furniture from the dressing room. Fully tiled, inset spot lighting and 2 x radiators.

#### Dressing Room

14'2" x 18'7" (4.32m x 5.66m)

Bespoke fitted furniture, inset spot lighting and views.

#### Double Bedroom 3

16'7" x 14'3" (5.05m x 4.34m)

Inset spot lighting, fantastic views and radiator.

#### Upper landing

3 x tunnel lights, inset spot lighting and 2 x radiators

#### House Bathroom

12'11" x 8'5" (3.94m x 2.57m)

6 piece white suite which consists of a low flush wc, twin wash hand basins, bidet, walk in shower cubicle and a roll top free standing bath. Tiled flooring, inset spot lighting and heated towel rail.

#### Double Bedroom 2

16'7" x 16'6" (5.05m x 5.03m)

Inset spot lighting, radiator and French doors which lead out on to the upper decked patio area.

#### En-Suite

11'0" x 4'8" (3.35m x 1.42m)

4 piece white suite which consists of a low flush wc, bidet, wash hand basin and walk in shower cubicle. Tiled flooring and shower area, inset spot lighting and heated towel rail.

#### Double Bedroom 4

12'8" x 10'4" (3.86m x 3.15m)

Inset spot lighting, views and radiator.

#### Shower Room

7'3" x 3'11" (2.21m x 1.19m)

3 piece white suite which consists of a low flush wc, pedestal wash hand basin and walk in shower cubicle. Tiled flooring and shower area, inset spot lighting and radiator.

#### Double Bedroom 5

12'8" x 10'3" (3.86m x 3.12m)

Inset spot lighting and radiator.

#### Exterior

Twin remote control gated driveway for in & out access. Cobble paving driveway for ample off road parking and well established borders. The side leads to the single garage. To the rear is a large private and enclosed landscaped garden with a large lawned garden, various paved and decked seating areas.



## Road Map



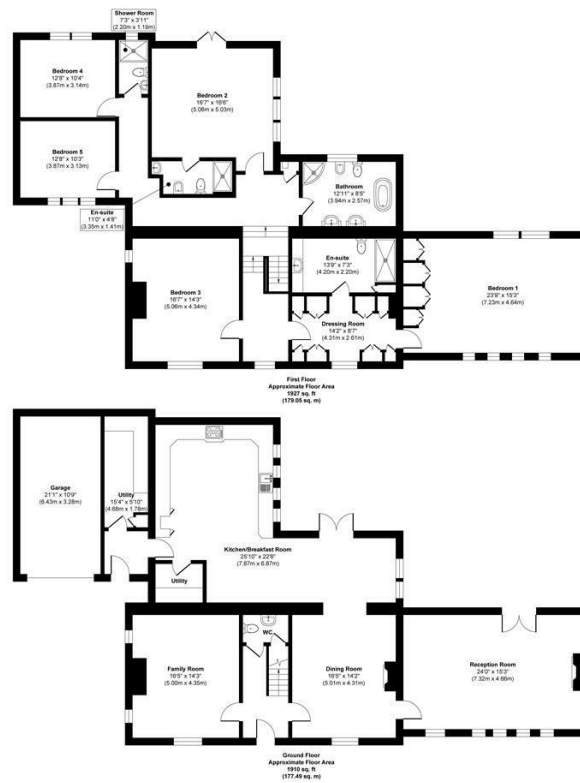
## Hybrid Map



## Terrain Map



## Floor Plan

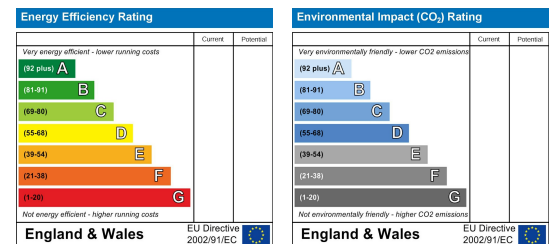


Approx. Gross Internal Floor Area 3893 sq. ft / 356.54 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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