



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

High Flatts, Denby Dale, Huddersfield, HD8 8XY

Offers Over £685,000

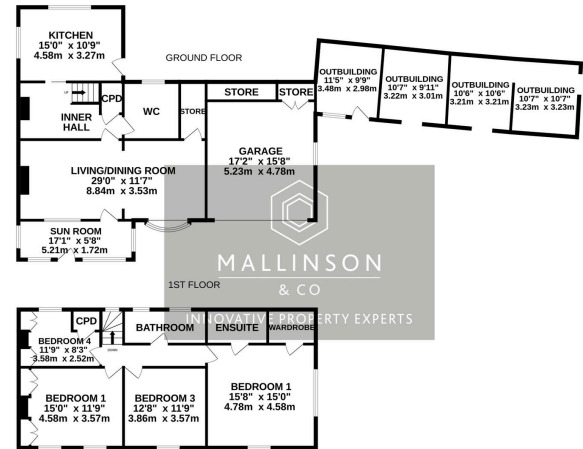
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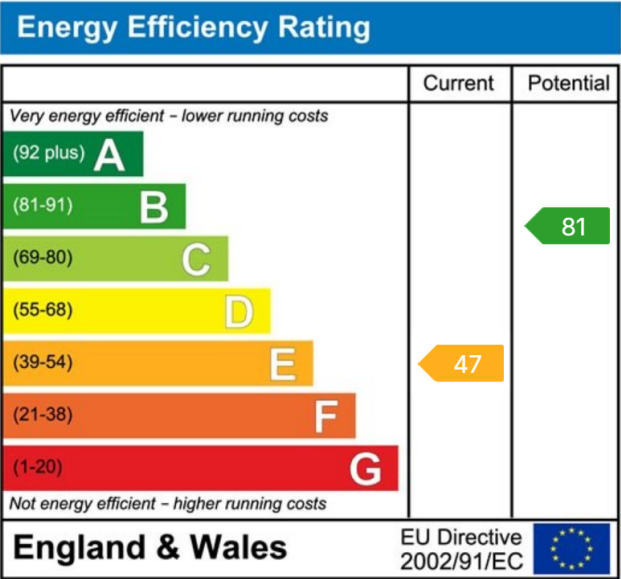
- DETACHED FARMHOUSE
- 4 BEDROOMS
- CHARACTERFUL PROPERTY
- 4.5 ACRE GROUNDS
- 2 RECEPTION ROOMS
- EN SUITE TO BEDROOM 1
- LARGE INTEGRAL GARAGE & SWEEPING DRIVEWAY
- BARN & A RANGE OF OUTBUILDINGS
- SEMI RURAL LOCATION
- AMAZING DEVELOPMENT POTENTIAL



WHAT AN OPPORTUNITY! ... LOCATED IN A STUNNING SEMI RURAL POSITION WITH FAR REACHING PANORAMIC COUNTRYSIDE VIEWS IS THIS CHARACTERFUL FARMHOUSE, SET WITHIN GROUNDS OF APPROXIMATELY 4.5 ACRES. THE PROPERTY OFFERS IMMENSE POTENTIAL AND IS IN NEED OF SYMPATHETIC RESTORATION. CURRENTLY FEATURING FOUR BEDROOMS, THREE RECEPTION AREAS, AND A DOUBLE INTEGRAL GARAGE, THE HOME IS COMPLEMENTED BY A RANGE OF STONE OUTBUILDINGS, A LARGE BARN PREVIOUSLY USED AS STABLES, AND AN ENCLOSED PADDOCK. THIS RARE PROPERTY COMBINES CHARM, SPACE, AND SCOPE FOR REDEVELOPMENT, ALL WITHIN EASY REACH OF YUMMY YORKSHIRE AND THE FOUNTAIN INN.



TOTAL FLOOR AREA : 2336 sq.ft. (217.0 sq.m.) approx.
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.
Made with Metaplan (2020).



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