



HUNTERS[®]
HERE TO GET *you* THERE

Silverfields Hillam Common Lane, Hillam, LS25 5HU

Silverfields Hillam Common Lane, Hillam, LS25 5HU

Asking Price £750,000

Hunters Wetherby are proud to market this three bedroom detached house which was built by the current owner 20 years ago and stands proudly in approx. 1.1 acres of land. THIS PROPERTY IS BEING SOLD WITH AN AGRICULTURAL TIE and impressively spans over 2800 Square feet.

On entering through the side entrance into the utility space which is a good size and has plumbing for the washing machine and additional cupboards for extra storage. The large open plan kitchen benefits from integrated dishwasher, fridge, electric oven and grill and space for a freezer.

The whole of the downstairs flows excellently and with a large open hall way with feature windows the design has been very much built on allowing as much natural light in as possible. There are two sets of external doors in the lounge/dining area one of which are patio and one are French. There is a multi fuel log burning stove which creates the perfect ambience for wintery evenings.

White high gloss tiles feature on the whole of the downstairs flooring and underfloor heating throughout the downstairs is an added benefit.

To the first floor are three double bedrooms all having beautiful views over the open countryside. The master bedroom is very extensive and has a separate walk in wardrobe and en-suite bathroom with four piece suite.

The house bathroom is contemporary and features a free standing roll top bath, separate shower cubicle, dual sink unit, low level w/c and heated towel rail.

The loft space is both plumbed and boarded and subject to planning would be perfect for a conversion opportunity.

The outside space is large and the current owners have informed that the driveway will remain private and access will be to the property only. There is a field to the side which would make the perfect space for keeping horses or other animals.

AGENT'S NOTE: Please be advised that the barns that are shown at the top of picture 21 are not included in the sale but do belong to the current owners.

Hillam Common Lane, Hillam, Leeds, LS25

Approximate Area = 2578 sq ft / 239.5 sq m

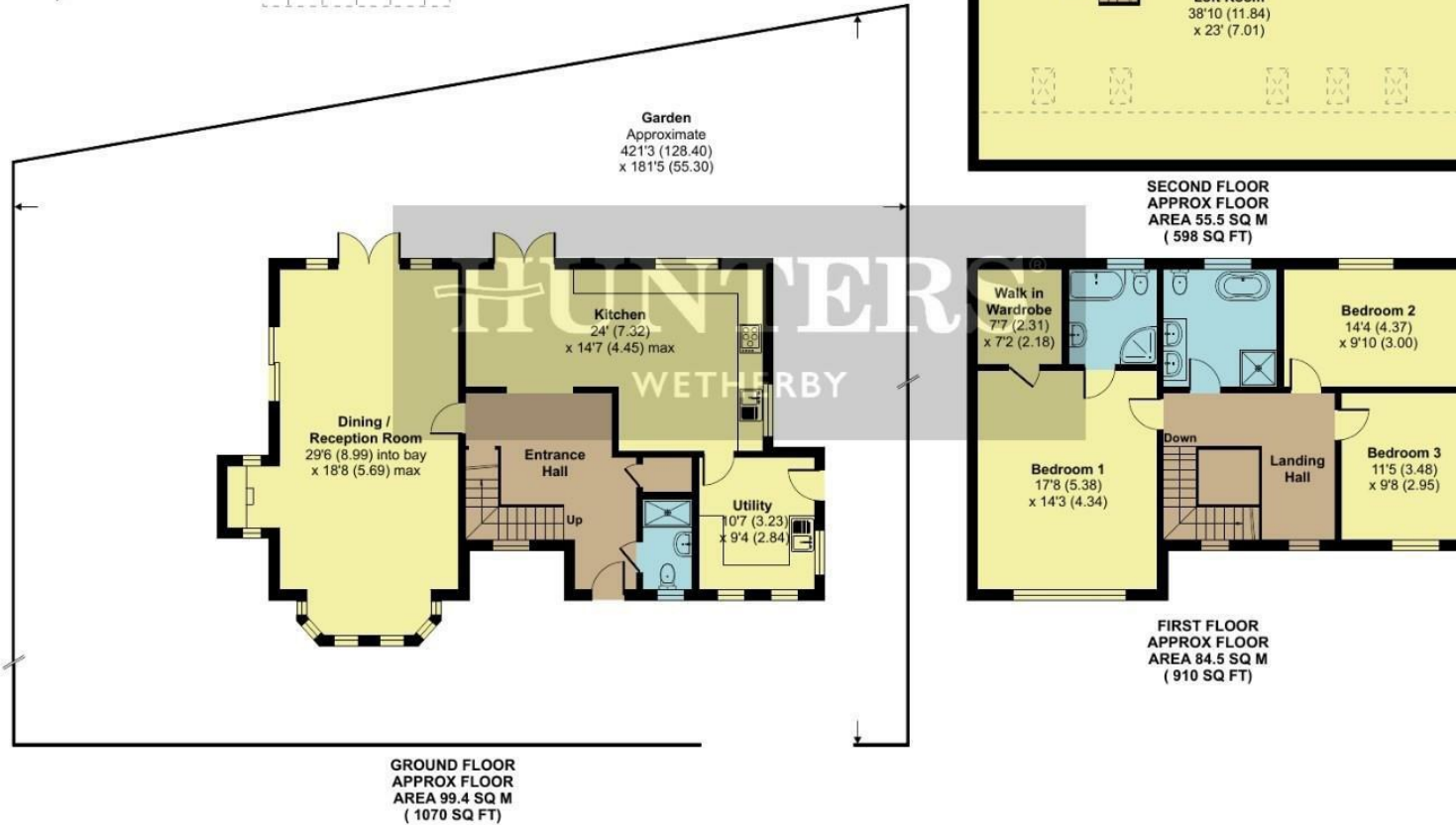
Limited Use Area(s) = 299 sq ft / 27.7 sq m

Total = 2877 sq ft / 267.2 sq m

For identification only - Not to scale

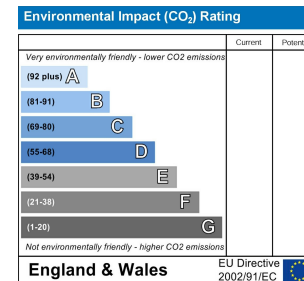
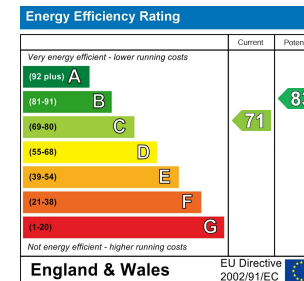


Denotes restricted head height




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1193071



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









