



Boyle Hall Farm Haigh Moor Road, Tingley Wakefield WF3 1EF

welcome to

Boyle Hall Farm Haigh Moor Road, Tingley Wakefield

LOOK NO FURTHER! FANTASTIC OPPORTUNITY to purchase this FOUR BEDROOM DETACHED STONE BUILT BARN CONVERSION, situated in a SOUGHT AFTER SEMI-RURAL LOCATION close to Ardsley Reservoir, located off a private road in a bespoke CUL-DE-SAC.

Entrance Hall

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing. Access to the downstairs WC and sitting room.

Downstairs Wc

Low level flush WC, wash hand basin with vanity unit, tiled splashback, gas central heating radiator.

Sitting Room

20' 6" x 15' 10" MAX (6.25m x 4.83m MAX)
uPVC double glazed feature arch window to the front, gas central heating radiator, wooden ceiling beams, open multi-fuel fire set within exposed brickwork. Open access leading through to the dining room.

Dining Room

19' 3" x 10' 2" (5.87m x 3.10m)
uPVC double glazed window to the front, gas central heating radiator, open multi-fuel fire set within exposed brickwork. Door leading through to the kitchen/diner.

Kitchen/Diner

16' 10" x 15' 10" (5.13m x 4.83m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, Range cooker, space for a fridge freezer, paved flooring with under floor heating, storage cupboard, uPVC double glazed window to the front, Composite barn door to the front and door leading into the utility room.

Utility Room

4' 9" x 9' 11" (1.45m x 3.02m)
Wall and base units with work surfaces over, incorporating sink and drainer, space for a washing

machine and tumble dryer, part tiled walls, gas central heating radiator.

First Floor Landing

Double glazed wooden Velux skylight, two gas central heating radiators. Access to all four bedrooms and the house bathroom.

Bedroom One

12' 10" x 16' 3" (3.91m x 4.95m)
uPVC double glazed windows to the front and side, gas central heating radiator, wooden ceiling beams and access into the ensuite.

Ensuite

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, part tiled walls, double glazed skylight.

Bedroom Two

15' 3" x 10' 5" MAX (4.65m x 3.17m MAX)
uPVC double glazed window to the front, gas central heating radiator, wooden ceiling beam.

Bedroom Three

15' 3" x 10' 5" (4.65m x 3.17m)
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes, wooden ceiling beam.

Bedroom Four

12' 9" x 10' 1" (3.89m x 3.07m)
uPVC double glazed window to the side, gas central heating radiator.





House Bathroom

A four piece bathroom suite comprising of bath with taps, shower cubicle, low level flush WC, wash hand basin, heated towel rail, part tiled walls, wooden ceiling beams, double glazed wooden Velux window.

Exterior

Driveway allowing access to the double garage, EV charger, larger than average lawned garden with wall and hedge boundaries and a paved area with wooden pergola, perfect for entertaining and enjoying the summer months.

Double Garage

18' 3" x 17' 8" (5.56m x 5.38m)
Wooden up and over door to the side and single door to the front.



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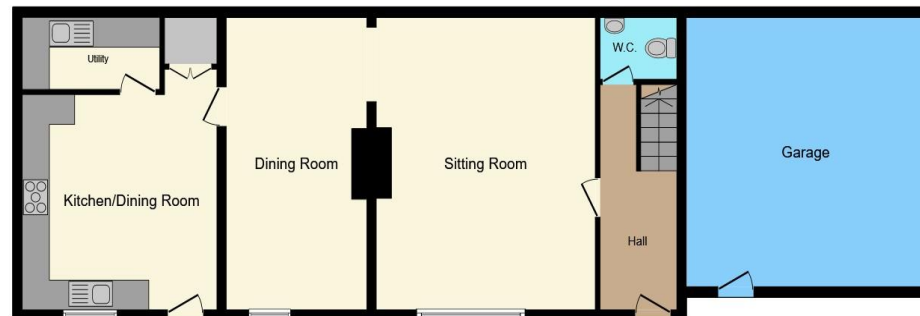
welcome to

Boyle Hall Farm Haigh Moor Road, Tingley Wakefield

- Four bedroom detached barn conversion
- Driveway and double garage
- Kitchen/diner with utility room
- Two reception rooms with open fire
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: C
Council Tax Band: G

offers in the region of
£725,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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