



Deerplay House Dean Lane, Triangle, HX6 3EA

Offers Over £850,000

- : Highly Desirable Location
- : Approx 2 Acres Of Delightful Private Gardens & Grazing Land
- : 4 Bedrooms
- : 2 Large Garages & Further Parking
- : Easy Access To Trans Pennine Road & Rail Network
- : Attractive Period Residence
- : 2 Reception Rooms
- : Modern Bathroom & Downstairs Cloakroom
- : Idyllic Peaceful & Private Semi Rural Setting
- : Viewing Essential

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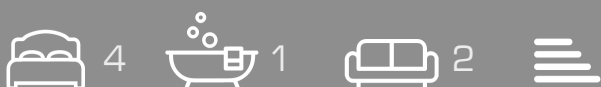
Nestled in the charming area of Dean Lane, Triangle, this delightful character property, built in 1939, offers a unique blend of period features and modern living. With four spacious bedrooms, this home is perfect for families or those seeking extra space for guests or a home office.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs.

The character of the property is evident throughout, with charming architectural details that reflect its era. This cosy home is not just a place to live; it is a space that tells a story and offers a warm and welcoming atmosphere.

Deerplay House sits in approximately 2 acres of landscaped gardens including an adjacent field (approx 124acres) and provides parking for numerous vehicles. Although situated in this idyllic semi rural location it still provides easy access to the Trans Pennine road and rail network linking Halifax with the business centres of Manchester & Leeds

Very rarely does an opportunity arrive to purchase such a charming detached family home with land and gardens in this highly sought after location and as such an early appointment to view is absolutely essential to avoid disappointment.



Council Tax Band: G



ENTRANCE PORCH

A glass panel door opens into an entrance porch with double glazed windows to the front and side elevations, exposed stonework, and a stone-flagged floor.

From the entrance porch a solid door opens into the

ENTRANCE HALL

With a staircase leading to the first floor accommodation, laminate wood flooring, and one double radiator.

BREAKFAST KITCHEN

13'1" x 6'5"

Fitted with a range of modern wall and base units incorporating matching work surfaces, a stainless steel single drainer sink unit with mixer tap, four-ring gas hob with extractor in stainless steel and glazed canopy above, and a fan-assisted electric oven and grill. Integrated fridge and integrated dishwasher. The kitchen has matching splashbacks, a complementing colour scheme to the remaining walls, inset ceiling spotlights, and double glazed windows to the front and side elevations. A log-effect living flame fire is inset to the chimney breast.

From the breakfast kitchen, the door opens into the rear entrance hall/cloakroom, with a double glazed mullioned window to the front elevation, one double radiator, and a tiled floor.

REAR ENTRANCE HALL

With a double glazed mullioned window to the front elevation, one double radiator, and a tiled floor.

From the entrance hall door opens to the

UTILITY ROOM

12'6" x 4'7"

Mullioned and double glazed windows to the rear elevation, Valiant central heating boiler with pressurised cylinder. Base units with matching work surfaces, stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, and power point for a tumble dryer. Tiled around the work surface with complementing colour scheme to remaining walls, fitted shelving, and tiled floor.

From the rear entrance hall door opens to the

DOWNSTAIRS CLOAKROOM

Modern white two-piece suite comprising pedestal wash basin and low flush WC. Double glazed mullioned windows to the rear and side elevations, and a tiled floor.

From the entrance hall a door opens to the

DINING ROOM

13'0" x 10'7"

This delightful room has double glazed mullioned windows to the rear and side elevations, taking full advantage of the superb garden outlook this room affords. Beamed ceiling, one double radiator, and a fitted carpet.

From the entrance hall through to the

INNER HALL

Accessed from the entrance hall, with one double radiator and laminate wood floor.

From the inner hall door to the

SITTING ROOM

15'10" x 12'11"

This charming room has stone mullioned windows with double glazed units to both the front and rear elevations, providing this room with a light and spacious aspect. The central feature is a stone and brick open fireplace with a living flame fire set on a matching hearth. The charm and character of this room is further enhanced by a beamed ceiling and attractive garden views. Laminate wood floor, two double radiators, and TV point.

From the inner hall double door to the

CONSERVATORY

9'6" x 8'2"

Accessed via glass panel double doors from the inner hall. Double glazed windows to three elevations with French doors opening onto a superb landscaped private garden. Tiled floor.

From the entrance hall a staircase with fitted carpet leads to the

FIRST FLOOR LANDING

Featuring a delightful stained glass and leaded skylight window, one double radiator, inset ceiling spotlights, fitted carpet, and access to an insulated loft. Built-in cupboard with shelving provides useful storage.

From the landing door opens to

BEDROOM FOUR

8'10" x 6'5"

Stone mullioned window with double glazed units to the rear elevation, enjoying attractive open views. One double radiator and a fitted carpet.

From the landing door opens to

BEDROOM THREE

13'0" x 10'7"

Stone mullioned windows with double glazed units to the rear elevation, again enjoying attractive open views. Built-in wardrobes to one wall, one double radiator, and a fitted carpet. Loft access.

From the landing door to

MASTER SUITE / DRESSING ROOM

13'1" x 9'9"

Currently used as a study, this dressing room has mullioned double glazed windows to the front elevation enjoying rural views. Built-in cupboards and fitted shelving to one wall provide excellent storage. One double radiator and a fitted carpet.

From the Dressing Room through to the

MASTER BEDROOM

14'3" x 12'6"

This double bedroom is presently being used as a sitting room and has stone mullioned windows to the side and rear elevations, with sliding mirrored wardrobes offering excellent wardrobe space to one wall, one double radiator, and a fitted carpet.

From the landing door to

SEPARATE W/C

Modern white two-piece suite comprising hand wash basin with mixer tap and low flush W/C. Double glazed window to front elevation.

From the landing door to the

FAMILY BATHROOM

Modern white four-piece suite comprising pedestal wash basin with mixer tap, low flush W/C in vanity unit, panelled bath with shower unit, and bidet. The bathroom is extensively tiled around the suite with a complementing colour scheme to the remaining walls, inset ceiling spotlights, stone mullioned double glazed window to the front elevation, chrome heated towel rail/radiator, and Karndean flooring.

From the landing door to

BEDROOM TWO

15'10" x 12'11"

This spacious double bedroom is presently being used as the main bedroom and has stone mullioned double glazed windows to the front and rear elevations provide this room with a light and spacious aspect while offering views over the surrounding rural landscape. Fitted wardrobes to one wall, with matching bedhead, dressing table, and fitted drawers. Two double radiators, loft access, and a fitted carpet.

GENERAL

This property is constructed of stone and is surmounted with a pitched slate roof. It has the benefit of all mains services gas water and electric with the added benefit of gas central heating and double glazing. The property is Freehold and is in Council Tax Band G

EXTERNAL

FRONT GARDEN & PARKING

To the front of the property there is a large tarmac area providing off-road parking for numerous vehicles. Vehicular access is available via side gates leading from the road into the rear garden.

REAR GARDEN

To the rear of the property, a stone-flagged path leads to a large lawned garden with a flagged patio area, mature plants, trees, and shrubs, creating a peaceful and private setting.

ADDITIONAL LAND

To the northerly side of the property there is a field providing grazing land and mature trees which offers a fantastic opportunity for buyers seeking space and privacy. To the remaining side of the property there is a private lane and a triangular piece of land.

GARAGES

: Garage One: 8.65m x 3.70m

: Garage Two (Double Garage): 8.00m x 5.00m

Both garages have vehicular access through side gates and are located to the rear of the garden.

VIEWING

Strictly by appointment only. Please telephone Property@Kemp & Co, 01422 349222.







Directions

SAT NAV HX6 3EA

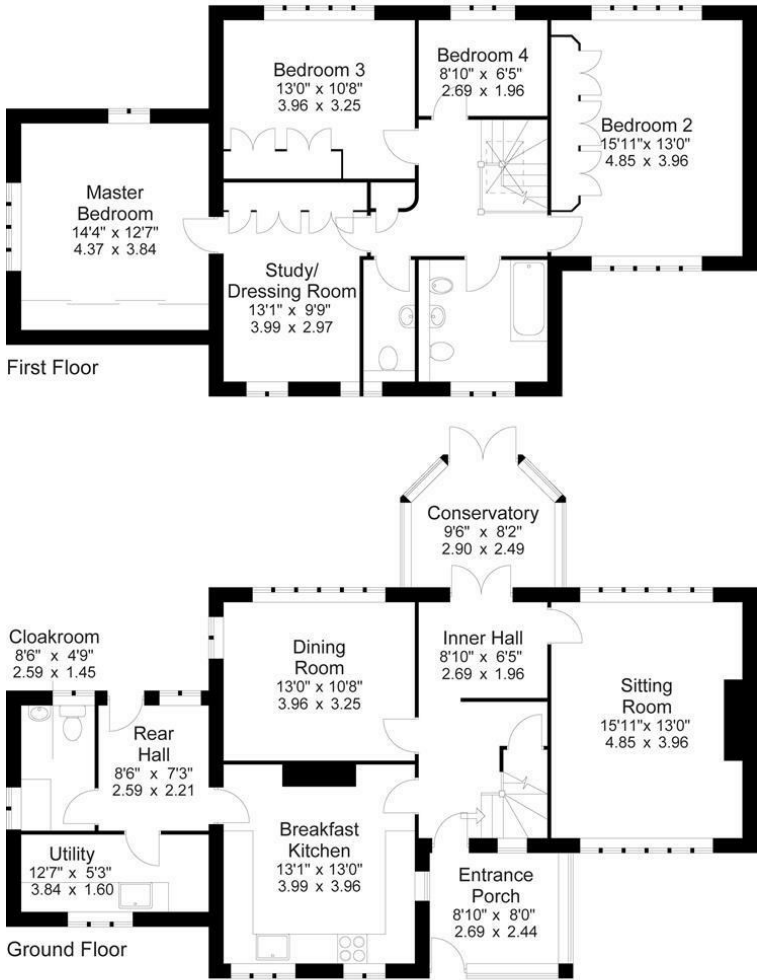
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EPC Rating:

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

Approx Gross Floor Area = 1977 Sq. Feet
= 183.7 Sq. Metres



For illustrative purposes only. Not to scale.