



The Old Barn, Wyke Lane, Oakenshaw, Bradford, BD12 7ED

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£599,950 Asking Price

Book a viewing: 01484 556030

Entrance Vestibule

2m 13cm (6' 12") x 3m 17cm (10' 5")

An external door opens into a spacious lobby with a bank of storage cupboards for coats and shoes. A Yorkshire stone flagged floor which continues into the entrance hallway and dining room.

Ground Floor Shower Room

2m 08cm (6' 10") x 1m 72cm (5' 8")

Ideal for the dogs or kids after a muddy walk. Incorporating a three-piece suite to include a corner shower cubicle, pedestal wash basin and a close coupled toilet. Double glazed window.

Reception Entrance Hall

4m 26cm (13' 12") x 6m 52cm (21' 5")

Double doors open from the entrance vestibule into an impressive hallway which has continuation Yorkshire stone flagged floor. A Full height window provides an abundance of natural light, high beamed ceilings provide a grandeur along with the gallery landing.

Dining Room

2m 98cm (9' 9") x 4m 21cm (13' 10")

A formal dining room, ideal for when you are entertaining or special occasions.

Games Room / Play Room

5m 11cm (16' 9") x 3m 44cm (11' 3")

Currently used as a games room, a very versatile room with direct access to the rear garden.

Lounge

4m 93cm (16' 2") x 7m 37cm (24' 2")

An impressive and well-proportioned living room featuring high skirting boards, picture rails, and benefitting from dual aspect double glazed windows and French doors providing direct access to the rear garden and provide stunning open reach views. A gas stove provides a focal point with timber mantel and Yorkshire-stone flagged hearth.

Dining Kitchen

5m 80cm (19' 0") x 6m 81cm (22' 4")

A true country farmhouse kitchen incorporating a range of solid wood painted wall and base cabinets with oak work tops and a ceramic Belfast sink. An island provides ample food



preparation along with a breakfast. There is ample space for a large family sized dining table. Dual aspect double glazed windows and French doors that provide access to the rear garden.

Utility Room

2m 79cm (9' 2") x 1m 66cm (5' 5")

Plumbing for a washing machine, a space for a tumble dryer and an oak work top. Wall mounted boiler. Double glazed window.

Ground Floor Toilet

1m 93cm (6' 4") x 1m 76cm (5' 9")

A generous size with a close coupled toilet and a pedestal wash basin. Double glazed window.

First Floor

Landing

A gallery landing with a spindle banister overlooking the reception entrance hall, oak A frame beams and a high ceiling gives a true characteristic feel. Access to all first-floor rooms.

Principle Bedroom

4m 95cm (16' 3") x 4m 00cm (13' 1")

A larger than average bedroom benefiting from fitted wardrobes. Dual aspect double glazed windows along with a porthole feature window.

Ensuite Shower Room

2m 86cm (9' 5") x 0m 90cm (2' 11")

Incorporating a shower enclosure, pedestal wash basin and a close coupled toilet.

Bedroom 2

4m 97cm (16' 4") x 3m 15cm (10' 4")

A double bedroom with a side and rear aspect double glazed windows.

Bedroom 3

4m 17cm (13' 8") x 3m 17cm (10' 5")

Again, a large double bedroom with dual aspect double glazed windows.

Ensuite Bathroom

2m 20cm x 2m 50cm

Fitted with a P shape shower bath with a glass screen and at thermostatic shower over close



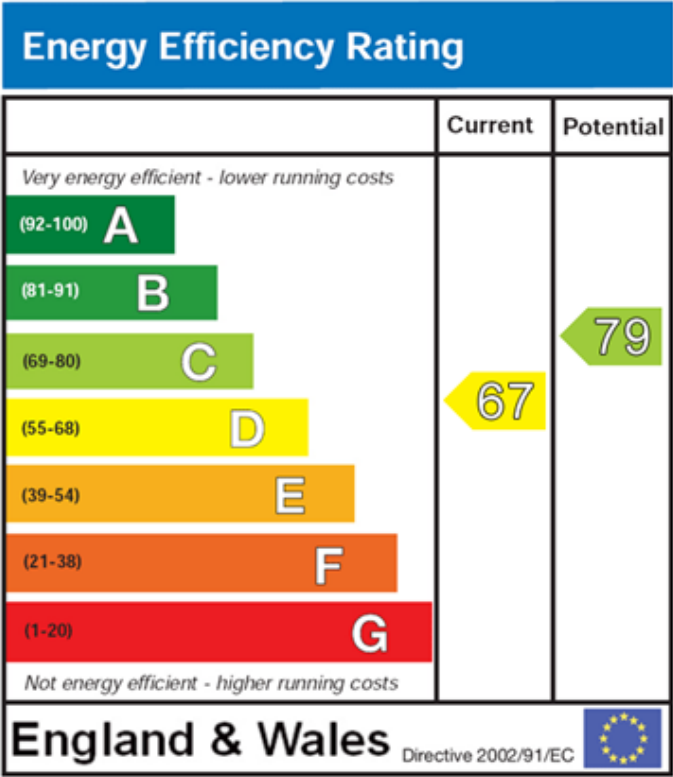


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