



WAINHOUSE
PROPERTIES



BUCKLEY FARM BUCKLEY LANE HALIFAX

£625,000
FREEHOLD

Welcome to Buckley Lane, Halifax - a charming location steeped in history and offering a peaceful retreat for those seeking a new home. This stunning detached house, built in 1700, boasts a generous 2,723 sq ft of living space, perfect for a growing family or those who love to entertain. The property briefly comprises of a living room, large kitchen, utility space, garden room and spacious games room along with five bedrooms, two bathrooms and an en-suite bathroom. Externally the property benefits from a large garden with decked seating area and a gated driveway offering parking for multiple vehicles. The property sits within approximately two thirds of an acre and there is the option to purchase extra land if desired which can be seen on the photos. Buckley Farm is tucked away in a semi-rural location and is surrounded by uninterrupted views of the countryside whilst being close to local amenities and good schools in the Warley and Wainstalls areas. Please contact Wainhouse Properties to book in your viewing today.



• SUBSTANTIAL DETACHED FAMILY HOME • FIVE BEDROOMS • TWO BATHROOMS AND EN-SUITE

Entrance Porch

Access via a wooden front door with further door to:

Kitchen

L-shaped kitchen with fitted wall and base units with granite work tops incorporating a Butler sink with mixer tap. Integrated appliances include electric oven with hob, fridge freezer, washing machine and dishwasher. The fitted storage houses the combi boiler which was fitted in April 2023 and there is an extra part to the kitchen with has more under stair storage space and fitted wall and base units.

Living Room

With oak flooring, exposed beams and open staircase to the first floor. Feature fireplace housing a multi fuel burning stove fire. Stone mullion windows to the front and door to:

Utility

The utility benefits from fitted cupboards and shelving with door to:

Garden Room

Having oak flooring with underfloor heating stone mullion windows providing a view of the garden and stable door leading to the driveway.

Bar / Games Room

Superb room that could have multiple uses with a bespoke fitted bar area with built in shelving. Extended fitted work surface creates a seating area. Part wooden flooring and further carpeted space creating a comfy seating area. Velux windows, exposed stone walls and inset spotlighting. Side access door leading to the driveway.



First Floor

Landing providing access to:

Bedroom One

Master double bedroom with stone mullion windows to the front, radiator and door to:

En-Suite

Comprising of WC, wash basin and walk in shower cubical. Chrome heated towel rail and fitted storage.

Bedroom Two

Further double room with stone mullion windows to the side and radiator.

Bedroom Three

Single room with stone mullion window to the front and radiator.

Bathroom

The family bathroom consists of WC, wash basin with vanity unit underneath and triangular bath. Frosted double glazed window, chrome heated towel rail and tiled flooring.

Bedroom Four

Situated on the other side of the house and access via a staircase off the kitchen. Double room with window and radiator.

Bedroom Five

Further double room which is split level and has two windows and radiator.

Bathroom

Three piece suite with WC, wash basin and paneled bath



- LARGE BAR / GAMES ROOM • ELECTRIC GATED DRIVEWAY • PARKING FOR MULTIPLE VEHICLES • OUTDOOR SECURITY SYSTEM • AVAILABLE WITH LAND

with shower over head and glass screen. Chrome heated towel rail, part tiled walls and tiled flooring.

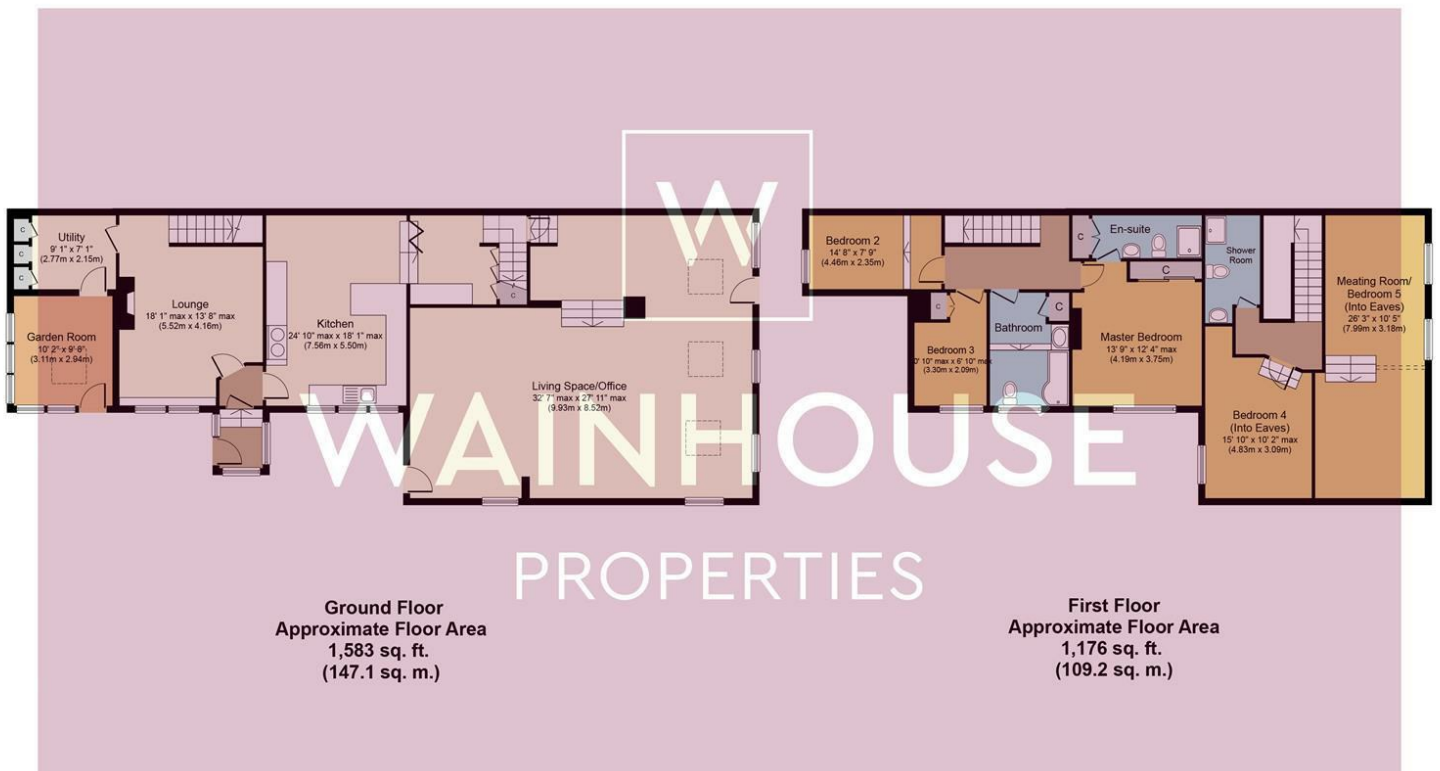
External

Externally the property benefits from a large lawn garden with further garden to the rear accessed via a gate.

Composite decked seating area and electric gated driveway offering parking for multiple vehicles.

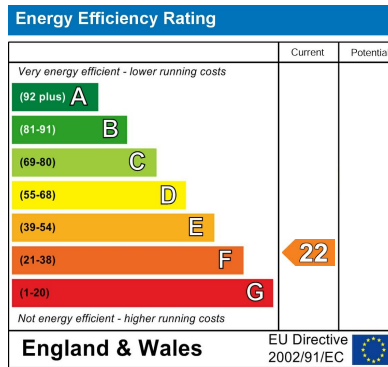
Approximately two thirds of an acre of land and the option to purchase additional land if desired.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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