

Chapters



1 WHEATLEY ROYD BARN BREARLEY LANE

£550,000
FREEHOLD

Nestled in the charming village of Mytholmroyd, Hebden Bridge, this substantial semi-detached house on Brearley Lane presents a wonderful opportunity for those seeking a character property in a sought-after location. With four spacious bedrooms, this home is perfect for families or those looking for extra space. Upon entering, you will find a welcoming reception room that sets the tone for the rest of the house. The property boasts a modern four-piece bathroom, providing a touch of contemporary comfort amidst its traditional charm. While the home is in need of some modernisation, it offers a blank canvas for you to create your dream living space, allowing you to infuse your personal style and preferences.

One of the standout features of this property is the ample parking and outdoor space available, a rare find in such a desirable area. Additionally, there is an option to purchase additional land adjacent to the property. Mytholmroyd is known for its picturesque surroundings and vibrant community, making it an ideal place to settle down. With local amenities, schools, and beautiful countryside nearby, this property is not just a house; it is a place to call home.

If you are looking for a property that combines character, space, and potential in a lovely location, this semi-detached house on Brearley Lane is certainly worth considering.



• SOUGHT AFTER RURAL LOCATION • FOUR BEDROOM SEMI-DETACHED PROPERTY • VIEWS OVER THE SURROUNDING COUNTRYSIDE • TERRACE GARDEN AND ADDITIONAL PATIO GARDEN • OFF-ROAD PARKING FOR MULTIPLE VEHICLES • NO UPWARD CHAIN

Kitchen/ Diner

Enter into the kitchen via a wooden stable door to side of property. With matching wall and base units incorporating a one and a half ceramic sink with mixer tap, integrated dish washer, fridge freezer, double oven and extractor fan hood. Tiled flooring, space for a dining table and chairs, with plenty of cupboard space. Fitted kitchen dresser to one wall with display cabinets on either side, with integrated lights, one radiator and double glazed windows to two aspects.

Entrance / Dining Room

The entrance to the property, is currently being used as a dining room, with wooden front door, stained glass windows, lovely stone arch over the entrance door, internal clear stained glass window, one radiator to one wall, door to:

WC

With WC and wash basin

Living room

Spacious living room with stone featured fireplace and stone hearth. Wall lights, double glazed windows, one to the rear and one to the side. two radiators and door leading to the courtyard.

First Floor Landing

Mezzanine level that highlights the front door entrance with the stained glass windows, access to the upstairs accommodation and staircase to the second floor.

Bedroom One

Lovely large double bedroom with one radiator with double glazed window to the rear.



Bedroom Two

Further double room with double glazed window to the side, radiator, fitted wardrobe and dressing table.

Bathroom

Very modern bathroom suite comprising of w/c, free standing ceramic bath, deep sink with mixer tapes, a marble surface and vanity unit, matching wall mirror unit, walk in double shower with tiled seating, twin head shower, heated towel rail and a double glazed window to the side. walls are tiled from top to bottom with small ceramic floor tiles.

Second Floor

Landing with skylight window and door to:

Bedroom Three

Large attic double bedroom, one radiator, beamed ceilings, sky light window, plus a double glazed window to the side overlooking the sweeping fields.

Bedroom Four

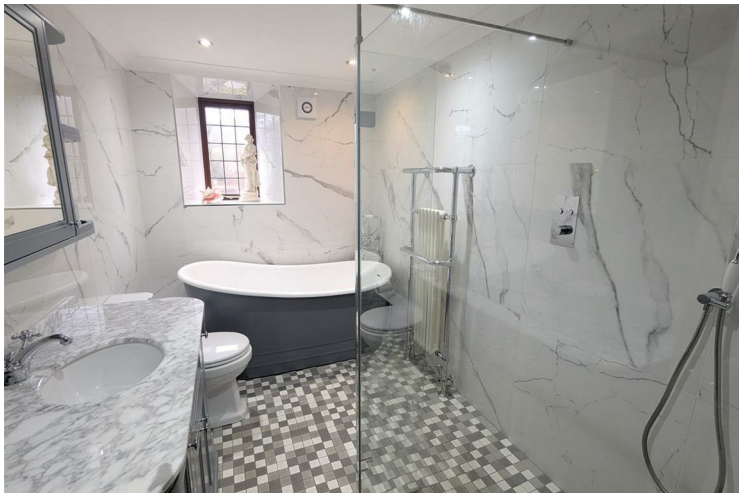
Smaller double bedroom with one radiator and a sky light window.

External

Externally the property benefits from an enclosed courtyard accessed via the living room, off-road parking for multiple vehicles and large double garage with up and over front door, power and lighting. To the side of the property there is a flagged patio garden with greenhouse and shed. There is the option to purchase additional land, please call the office to enquire.



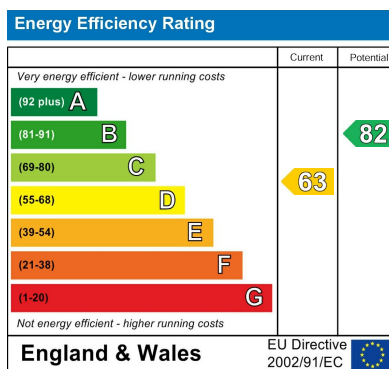
• LARGE DOUBLE GARAGE • OPTION TO PURCHASE LAND • CONVENIENT LOCATION TO MYTHOLMROYD, HALIFAX AND
HEBDEN BRIDGE





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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