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DAVID HILL



Croft Farm, 258 Moor Lane Birkenshaw Bradford BD11 2HH

An exciting opportunity to acquire a farmstead with development potential (subject to planning), comprising of a middle four bedroom cottage with substantial adjoining traditional barn, a useful yard with building, a number of lock up garages and a small plot of land.

Convenient position on the edge of Birkenshaw with easy access to the M62, just 4 miles from Bradford.

Guide Price £425,000

258 Moor Lane Birkenshaw Bradford BD11 2HH

• Cleckheaton 3 miles • Dewsbury 5 miles • Bradford 5 miles • Leeds 9 miles • Halifax 9 miles •

Location

The property is situated at Moor Lane on the edge of Birkenshaw close to the larger neighbouring cities of Leeds and Bradford with access to the M62 motorway at junction 26 just 2 miles to the west.

Description

House

The house which is a middle property provides generous four bedroom accommodation laid out over two floors and although offering scope for modernisation has uPVC double glazing and gas central heating throughout.

In its current form , the property is entered into the kitchen via a porch which gives separate access to the adjoining barn. The well-equipped kitchen provides a range of base and wall units, 1 ½ stainless steel sink with drainer and tiled splash back, an electric cooker and extractor hood over, feature beam and ‘Ideal’ gas combination boiler. The kitchen opens into a living/dining room with feature fire place and alcove cupboards, stairs to first floor and external door to the large garden. There is a spacious through living room with flame effect gas fire set in a wood surround with tiled hearth, coving to ceiling, ceiling rose and a pleasant outlook onto the garden. Off the living room is a separate accessible w.c. with hand wash basin in base unit.

The first floor landing gives way to four double bedrooms, one having a useful over stairs cupboard. There is a separate well appointed house bathroom with w.c., tiled walls, pedestal wash basin, accessible seated shower.

The property is set back from the road behind a lawned front garden with established shrubs and mature trees, creating a pleasant approach to the property. To the rear is a well maintained generous lawned garden enclosed by hedges and established trees. The rear also benefits from an external seating patio area and paved path to the neighbouring yard and buildings.

The total approximate floor area of the property is 109 sqm (1,173 sqft).

Barn

The barn is a substantial building extending to approximately 332 sqm (3,754 sqft) offering tremendous scope for development either as additional accommodation to the house or separate dwelling, subject to obtaining the necessary planning permissions. Alternatively, the barn provides excellent storage, workshop or hobbies space.

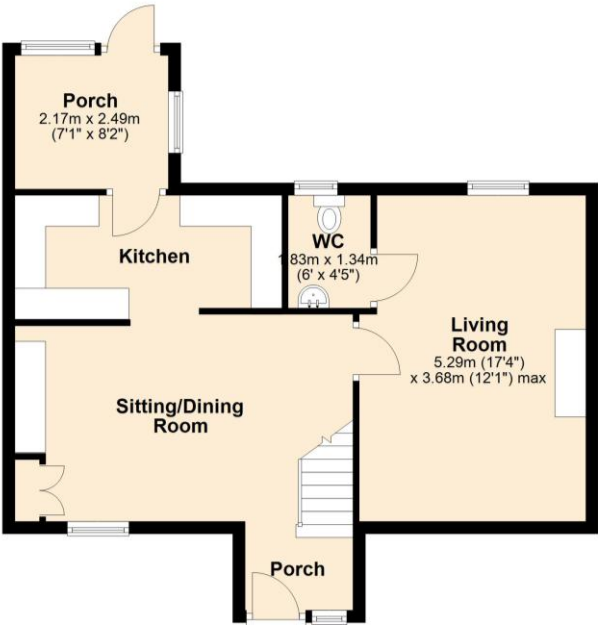
Yard and Buildings

To the rear of the barn is a range of useful buildings, a large open yard with direct access onto Moor Lane and an additional small plot of unmanaged land. The buildings comprise a total of seven lock up single garages measuring approximately (4.00m x 3.10m) each. There is a further former single garage of a similar size to the above but having pedestrian access only. At the bottom of the yard is a larger building (4.22m x 8.68m) with lean-to extension (7.00m x 8.68m) having two roller shutter doors to the front.



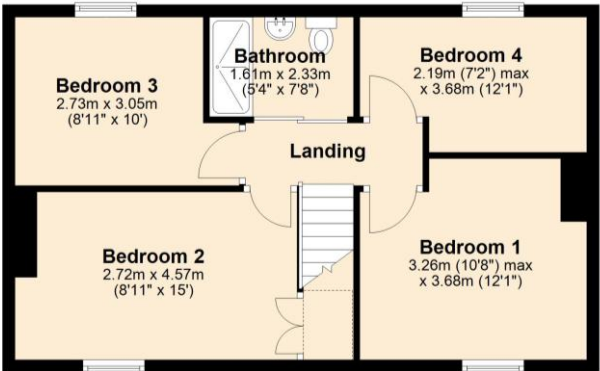
Ground Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.1 sq. feet)





Services

We understand the property is connected to mains electricity, mains water, mains drainage and mains gas. UPVC double glazing. Gas central heating.

Tenure

Freehold. Vacant possession on completion.

Energy Rating

D - 60

Council Tax

Band C (Kirklees Council)

Directions

Leaving Bradford traveling south on Wakefield Road (A650) onto Tong Street (A650). Continue on Tong Street (A650) for 1.3 miles and turn right at the traffic lights onto Bradford Road. Continue on Bradford Road to Birkenshaw Roundabout and take the first exit onto Whitehall Road (A58). After 650m on Whitehall Road (A58) turn right onto Birkenshaw Lane continuing onto Moor Lane for 100m where the property is on the left hand side.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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