





60 Blacker Lane, Calder Grove - WF4 3DW

£375,000 Freehold

Charming four-bedroom period semi-detached house in a picturesque village setting. This spacious property boasts a beautiful garden, patio area, and off-street parking. Perfect for families seeking a peaceful countryside retreat. Don't miss out on this gem!

Entrance to Kitchen/Diner
20' 6" x 14' 10" (6.26m x 4.52m)
Having a matching range of light oak fronted wall and base units, contrasting worktop areas extending to center island, tiling between the worktops and wall units, Karndean flooring, exposed brick chimney breast with gas point for cooker, colour co-ordinated sink unit, monobloc tap fitment, dual aspect double glazed windows makes this a light and airy room, steps lead through to...

Inner Hall Way

Utility Room
8' 10" x 5' 4" (2.69m x 1.63m)
Having stainless steel sink unit, single drainer, plumbing for automatic washing machine, giving access to...

Ground Floor Cloakroom
Having low flush w/c, wash hand basin, double glazed window, chrome heated towel rail.

Family Room
11' 11" x 12' 8" (3.64m x 3.86m)
Having double glazed French doors leading onto the side patio with feature stone fire surround and hearth with fitted gas stove, cornicing to the ceiling, central heating radiator.

Living Room
12' 0" x 12' 2" (3.66m x 3.71m)
With feature double glazed bay window, laminate wood flooring, stunning open views, central heating radiator

Inner Hall Way
With open staircase with access to useful keeping cellar.

Stairs lead to First Floor Landing
With double glazed window, making the most of the views.

Master Bedroom
14' 5" x 13' 11" (4.40m x 4.24m)
With double glazed window, making the most of the views.

En-Suite Bathroom
With double glazed window, making the most of the views.

Shower Room
With modern white suite with wash hand basin set in vanity unit, low flush w/c, shower cubicle, tiling.

Bedroom to Rear
11' 11" x 11' 10" (3.63m x 3.60m)
Having period style fire surround, double glazed window with open aspect.

Attic Bedroom
12' 6" x 12' 2" (3.80m x 3.70m)
With double glazed window and under stairs storage gives access to second floor attic bedroom.

Outside
The property has shared access area giving access to gates to printed concrete driveway which provides ample secured off street parking with adjacent lawn garden with mature trees providing a safe space for a young family with paved patio area to the side, all being enclosed with substantial fencing. Please note the property is served by LPG gas a tank of which is situated in the front garden and shares a Septic Tank to the cost of £42.00 per quarter.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.







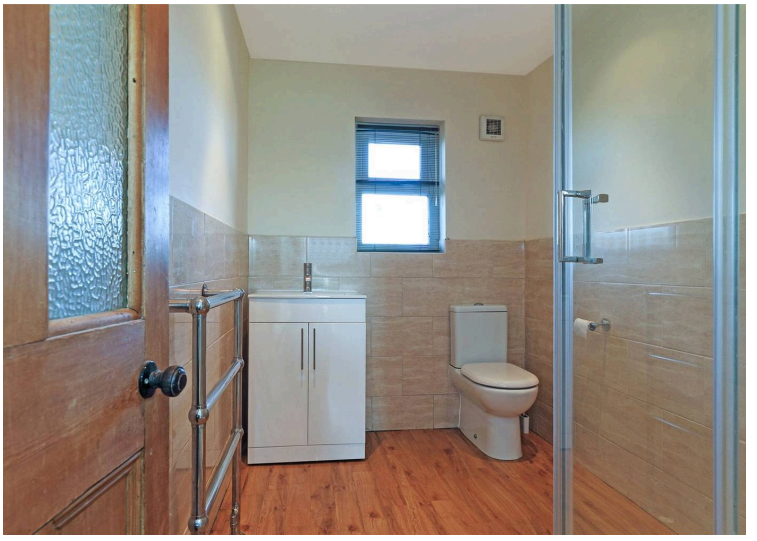














GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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