

22 Littlethorpe Hill, Hartshead, Liversedge, WF15 8AZ

£750,000

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Occupying a highly desirable position in the heart of Hartshead village, this south facing individually designed detached home enjoys exceptional far reaching views across the valley and surrounding countryside, visible from three elevations.

Offering generous accommodation, an appealing village setting and exciting potential to adapt to a variety of lifestyle requirements, this is a distinctive home with much to offer.

The accommodation is complemented by gas-fired central heating, uPVC double glazing and owned solar panels (original feed-in tariff). With accommodation arranged over two floors, it briefly comprises:- an entrance vestibule, hallway, dining kitchen, lounge and ground-floor WC, with the first-floor landing leading to a spacious master bedroom with en-suite facilities, three further bedrooms and a family bathroom.

A particularly appealing feature is the former garage, which offers potential for a variety of alternative uses, subject to any necessary consents. Whether envisaged as a self-contained annexe, home office or business space, it provides an opportunity to tailor the property to individual needs.

Externally, generous gardens to both the front and rear provide ample outdoor space, complemented by off-road parking. Electric charging point.

Combined with its far reaching outlook and sought-after village location, this is a versatile family home offering an appealing balance of space, individuality and future potential.













GROUND FLOOR:

Enter the property through a composite and glazed exterior door into:-

Entrance Vestibule

Having an individually designed decorative glazed door which accesses the hallway.

Hallway

This welcoming entrance hall is fitted with solid oak flooring, a set of handmade solid oak doors provide access into the lounge, a further set of handmade solid oak doors provide access to the dining kitchen and a staircase rises up to the first floor. Continuing round to the rear of the house, doors provide access to the kitchen, ground floor WC and an additional wooden door provides access to the garden.

Dining Kitchen

21'5" x 18'4" (6.53m x 5.59m)

This recently fitted dining kitchen has a range of wall and base units, with Silestone worktops, 2 stainless steel sink units with drainer grooves and mixer taps, freestanding double oven with induction hob and extractor fan above. Integrated appliances include a microwave, dishwasher, fridge, washing machine. This room enjoys an abudance of natural light via the uPVC double glazed mullion windows and a set of uPVC double glazed French doors which access the front garden and provide superb far reaching views. Also fitted with a cast iron central heating radiator and providing ample dining space, ideal for entertaining. A sliding timber oak door provides access to the rear hallway.

Lounge

20'3" x 13'0" (6.17m x 3.96m)

This superb sized lounge also natural light provided by the uPVC double glazed French doors to the rear elevation and uPVC double glazed mullion windows to the front elevation, which command far reaching views across the garden and valley beyond. The main focal point of the room is an individually carved solid oak fireplace, with inset wood burner and tiled hearth. There are also wall light points and a central heating radiator.

WC

Fitted with a 2 piece suite comprising of a low flush WC and wall mounted wash hand basin.

FIRST FLOOR:

Landing

This generously sized landing has a uPVC double glazed window to the rear elevation.

Bedroom 1

13'3" x 9'6" (4.04m x 2.90m)

Having far reaching views from the uPVC double glazed windows to both the front and side elevations. There are fitted wardrobes to one wall, central heating radiator and door accessing the en suite shower room.

En suite Shower Room

Furnished with a uPVC double glazed window to the side elevation and furnished with a 3 piece suite comprising of a shower cubicle, pedestal wash hand basin and low flush WC. There is also a central heating radiator.

Bedroom 2

16'0" x 9'6" (4.88m x 2.90m)

This generously sized second bedroom has a central heating radiator and 2 uPVC double glazed windows, fitted wardrobes, views across the valley.

Bedroom 3

12'9" x 9'5" (3.89m x 2.87m)

Situated to the front of the property which commands far reaching views via the uPVC double glazed windows. There are also fitted wardrobes to one wall and a central heating radiator.

Bedroom 4

12'9" x 9'5" (3.89m x 2.87m)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window overlooking the rear garden.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower over and concertina glass shower screen, low flush WC and a vanity wash hand basin with useful cupboard storage. The room is part tiled, has a central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

A block paved driveway allows for parking of several vehicles and leads to what was the former garage. The front garden is surrounded by drystone walling, with mature planted borders and a feature ornamental pond. There is a generously sized lawned garden, with greenhouse and patio seating which takes full advantage of the far reaching views to two elevations. To the rear of the property there is a further lawned garden, with planted borders and a well proportioned storage shed.

Former Garage

The garage has been converted into two useful storage rooms. Room 1 (17'2" x 11'3") is fitted with electric heating and a uPVC double glazed window to the side elevation. Room 2 (17'2" x 10'2"), has bi-fold doors, a uPVC double glazed

window to the side elevation and electric heating. There is further potential to create an annexe / home business (subject to any necessary consents) or gym.

SOLAR PANELS:

The property owns solar panels which were installed in 2012 and benefit from the Feed in Tariff (FiT) scheme." When prospective buyers are interested we will tell them more details in person.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.













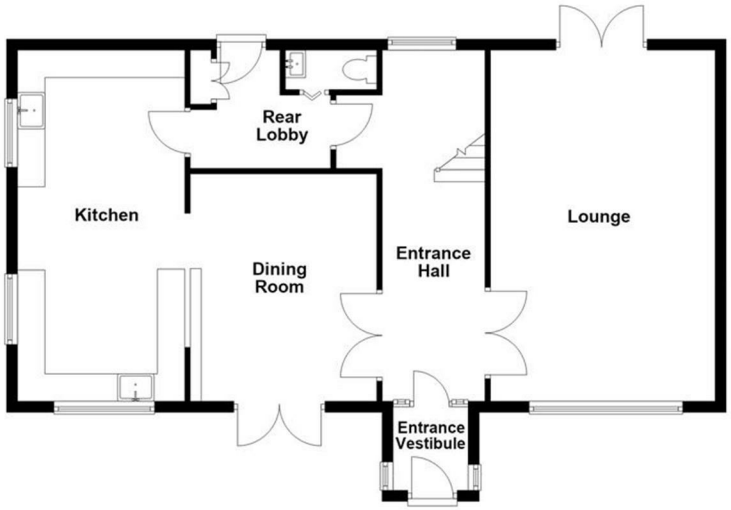

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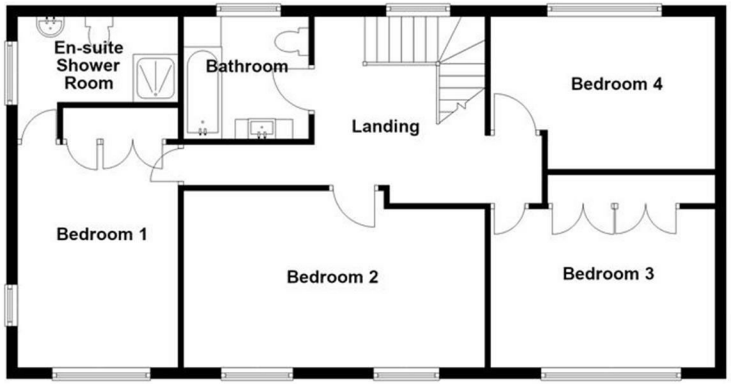




Ground Floor



First Floor



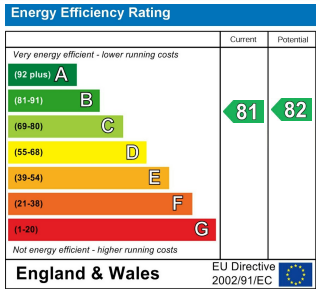




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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