55 Bar Lane,
Flockton WF4 4AU

OFFERS OVER
£200,000

NO ONWARD CHAIN RIPE FOR RENOVATION IS THIS THREE BEDROOM BACK TO BACK STONE COTTAGE WITH GARAGE, FRONT GARDEN AND PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4′2″ apx x 3′4″ apx
You enter the property through a white uPVC door into an entrance hallway which has ceramic tiles under foot, a carpeted staircase ascending to the first floor and doors leading to the kitchen and the lounge.

LOUNGE 14′9″ apx x 16′5″ apx

Positioned to the front of the property with a large leaded window looking out to the front garden and fields beyond, this spacious lounge has a stone fireplace with a wooden mantel and an electric stove creating a lovely focal point in the room. A picture rail adds interest and the room is well lit by brass wall lights in the alcoves and a matching central light fitting. A door leads to the entrance hallway.

KITCHEN 16′2″ apx x 7′9″ apx

Currently set out as a dining kitchen, the room has a brick fireplace with a multi fuel stove and slate hearth. A stainless steel sink unit with timber cupboards underneath matches the timber wall units above and has tiled splashbacks in between. There is an electric freestanding cooker. The dining area has space for a large table and has varnished pine cladding to the walls. An understairs cupboard with a concertina door provides a great space for household items or for use as a pantry. Windows to dual aspects allow light into the space and a door leads to the entrance hallway.

FIRST FLOOR LANDING 11′7″ apx x 3′1″ apx
A carpeted staircase ascends to the first floor landing which has a hatch allowing access to the loft and high level cupboards for storage. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 16′4″ apx x 9′7″ apx

This good sized double bedroom has views out to the front garden and fields beyond from its window. There is ample space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM TWO 7′10″ apx x 11′3″ apx

This second bedroom can be found to the front of the property with a window looking out over the countryside, it has ample space for a double bed and associated items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 8′6″ apx x 5′11″ extending to 12′11″

Located to the front of the property with a window offering the same views as the other bedrooms, this L-shaped bedroom has fitted wardrobes to one wall and high level cupboards too. A door leads to the landing.

HOUSE BATHROOM 7′0″ apx x 5′0″ apx

This good sized bathroom is fitted with a white three piece suite comprising a bath with chrome taps, a matching pedestal handwash basin and a low level WC. An obscure window allows natural light to enter and a door leads to the landing.

GARAGE & PARKING

A detached extra long garage with an up and over door and two side facing windows offers a place to park or would create a perfect workshop. Attached to the rear of the garage is a coal hole and out building for storage. There is an off road parking space in front of the garage. A driveway runs between the house and the garage allowing access to the neighbouring property, this must be kept clear at all times.

FRONT GARDEN

To the front of the property is a good sized garden with a wall to the perimeter. A gate and path leads up to the front door.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Wakefield Band B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS:
Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - No heating - coal stove in dining kitchen.
Broadband - Suggested speeds up to 100 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

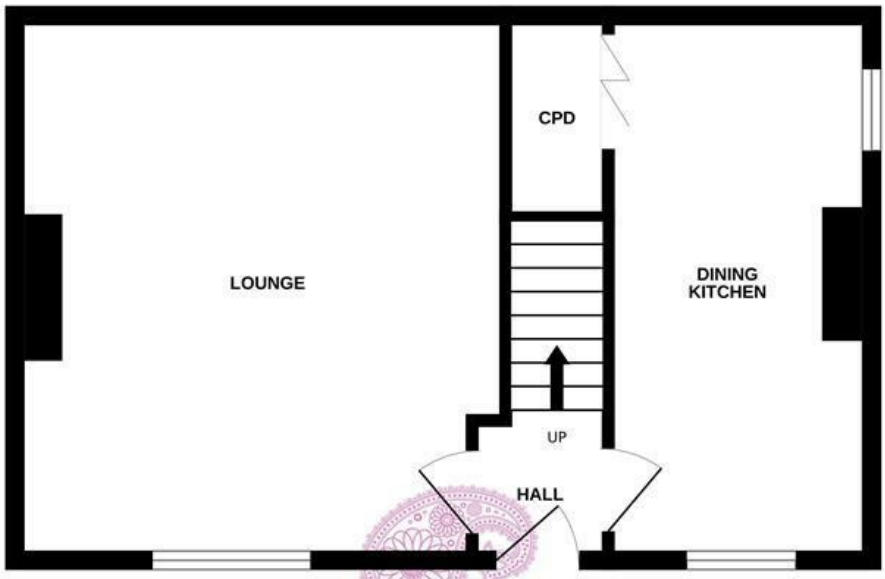
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR



1ST FLOOR

PAISLEY PROPERTIES

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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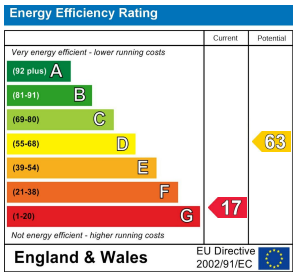

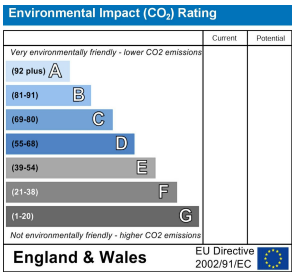

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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