

Swallow Barn Cam Lane

£2,500 PCM

Brighouse, HD6 4JD

****** STUNNING BARN CONVERSION - BESPOKE FITTINGS THROUGHOUT - FOUR BEDROOMS & THREE BATHROOMS - RURAL SETTING - AVAILABLE NOW ****** This outstanding property has underfloor heating throughout with Oak and Stone effect tiled floors. The accommodation comprises: entrance hall, lounge, 35' dining kitchen, cloakroom/utility, guest wc, landing, four double bedrooms (with en suite shower room to the master and bedroom two), family bathroom. In a secure setting with electric gates, the property is accessed via a private driveway and has enclosed gardens to the front and side. Located in the sought after village of Clifton less than a quarter of a mile from the M62, the barn is ideal for those wishing to commute to Leeds or Manchester. Deposit - £2880. Council Tax Band - F. Sorry no pets due to access through a working farm.





• SPECTACULAR BARN CONVERSION • FOUR DOUBLE BEDROOMS & THREE BATHROOMS • BESPOKE 35' FITTED DINING KITCHEN

ENTRANCE HALL

Stone effect tiled floor. Oak staircase to first floor. Inset spotlights. Door to side.

LOUNGE

18'3" x 16'9"

With oak flooring and exposed beams to ceiling. Wall lights. Patio door to front and two windows to side.

DINING KITCHEN

35'0" x 16'4"

Oak flooring and exposed brick wall to dining area. Exposed beams to ceiling. Wall lights. Bespoke base units with granite worktops incorporating Belfast sink. Gas range cooker with extractor hood. Integrated dishwasher. Central island with granite top and storage beneath. Stone effect tiled floor. Part tiled walk in pantry. Patio doors to front and four windows to side.

GUEST WC

Part tiled with low flush wc and wash hand basin. Stone effect tiled floor. Window to side.

CLOAKROOM / UTILITY ROOM

9'8" x 8'11"

Plumbing for automatic washing machine. Stone effect tiled floor. Window to side.

LANDING

Oak flooring and exposed beams to ceiling. Velux window to side.

MASTER BEDROOM

21'4" x 18'3"

Oak flooring and exposed beams to ceiling. Two windows to front and window to side.

EN SUITE SHOWER ROOM

Fully tiled in Travertine and three piece suite comprising: shower, wash hand basin, low flush wc. Window to side.

BEDROOM TWO

17'0" x 11'6"

Oak flooring and exposed beams to ceiling. Window to side.

EN SUITE SHOWER ROOM

Fully tiled in Travertine and three piece suite comprising: shower, wash hand basin, low flush wc. Window to side.





• INTEGRATED APPLIANCES • LOUNGE WITH OAK FLOORING • GARDENS & PARKING IN RURAL SETTING • WITHIN 1/4 MILE OF M62 • DEPOSIT - £2880 • EPC - C • AVAILABLE NOW

BEDROOM THREE

16'0" x 11'5"

Oak flooring and exposed beams to ceiling. Two windows to side.

BEDROOM FOUR

13'9" x 11'9"

Oak flooring and exposed beams to ceiling. Windows to front and side.

HOUSE BATHROOM

Fully tiled in Travetine and four piece suite comprising: free standing bath, separate shower, wash hand basin, low flush wc. Heated towel rail. Two windows to side.

EXTERIOR

Enclosed lawned gardens to the front and side of the property. Stone flagged patio to the front and far reaching views over farmland. Cobbled driveway and car port providing parking for several vehicles.

DIRECTIONS

From Junction 25 of the M62 proceed towards Brighouse and turn right into Deep Lane. This runs into Towngate and continue through Clifton village to the T junction. Turn right into Highmoor Lane and Cam Lane is a turning on the left hand side which leads to the farm and Swallow Barn. Swallow Barn is adjoining the last property on the left hand side.

NOTE

Children - yes

Smokers - outside only

Pets - no

The property is not suitable for pets due to the adjoining farm and livestock













Additional Information

Local Authority - Calderdale Metropolitan Borough Council

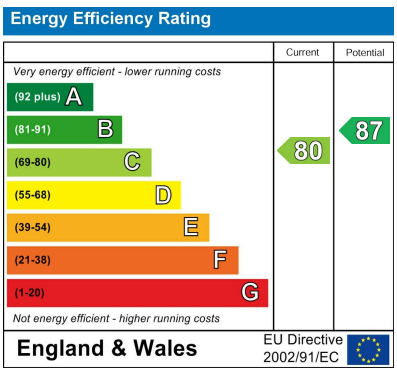
Council Tax - Band F

Viewings - By Appointment Only

Floor Area - 0.00 sq ft

Tenure -





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Lettings
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
http://www.localproperties.net/

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