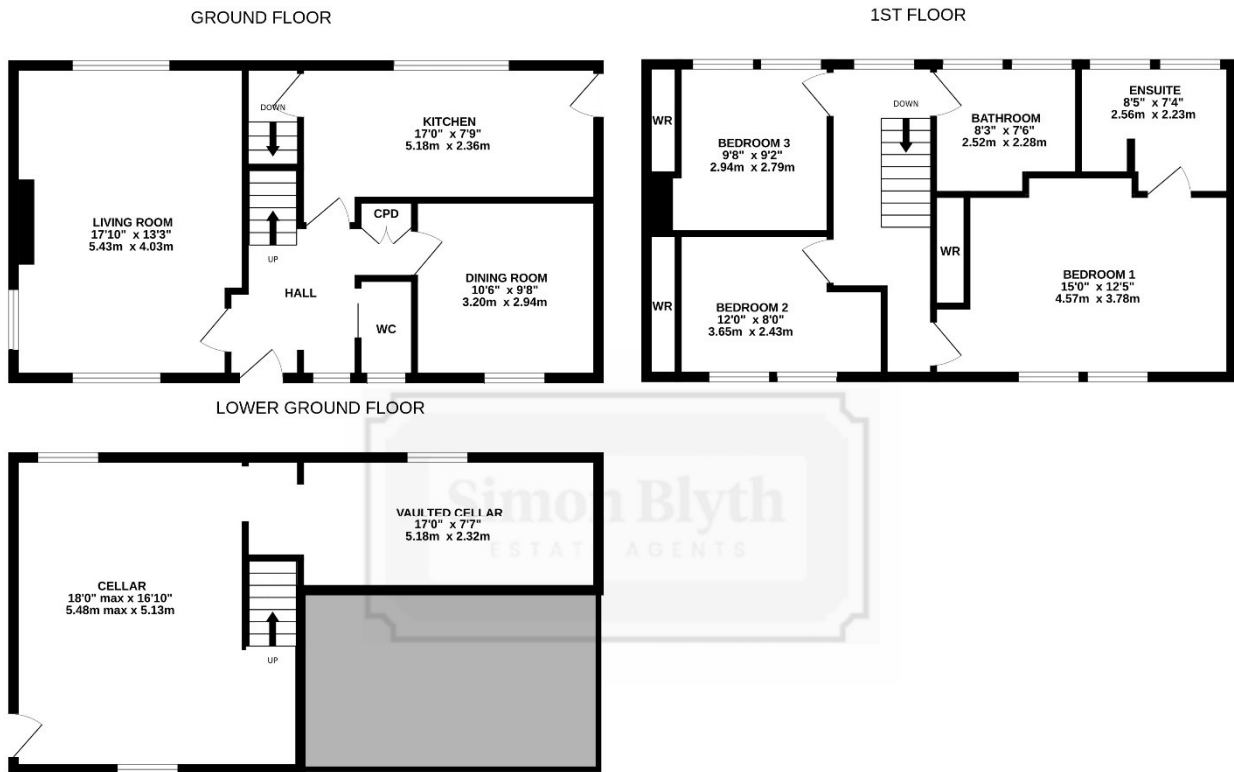




Meadow Cottage, 31-33 Quebec Road, Outlane, HD3 3FQ



QUEBEC ROAD

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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PROPERTY DESCRIPTION

Best and Final offers to be received by 12 noon on Friday 7th August.

Meadow Cottage is a grade II listed detached house occupying a delightful semi-rural setting with stunning views and a total curtilage of approaching three acres including gardens, driveway and large garage and field. The property will require a general programme of modernisation and updating but offers great potential and is also in an ideal location for commuting, just a short drive to junctions 23 and 24 of the M62 motorway linking the towns and cities of West Yorkshire to East Lancashire. The accommodation is served by electric heating, timber sealed unit double glazing and briefly comprises to the ground floor entrance hall, downstairs w.c., living room, dining room and kitchen. Lower ground floor large cellar with barrel vaulted cellar off. To the first floor there are three bedrooms with master en-suite and bathroom.

Externally there is off-road parking for a number of cars together with a large detached garage, gardens to front and rear, large grassed area to the side and a field which runs across the front of the property and down the far side.

Offers Around £550,000

GROUND FLOOR

ENTRANCE HALL

This has a timber panelled entrance door, timber and sealed unit double glazed window, central heating radiator, two ceiling light points, Louvered door cloaks cupboard and staircase rising to the first floor. From the hallway access can be gained to the following rooms: -

DOWNSTAIRS W.C.

With timber and sealed unit double glazed window, ceiling light point, central heating radiator, sliding timber door and fitted with a suite comprising hand wash basin and low flush w.c.

LIVING ROOM

Measurements- 17'10" x 13'3"

A comfortable and well-proportioned reception room which is flooded with natural light from timber sealed unit double glazed windows to three elevations with the front elevation having some lovely stone mullions with window seat beneath and enjoying a lovely aspect to all three elevations. There is a heavily beamed ceiling, four wall light points, two central heating radiators and as the main focal point of the room there is a stone fireplace and housed within the chimney breast there is a multi-fuel stove resting on a raised stone hearth.





DINING ROOM

Measurements – 10'6" x 9'8"

This has a timber and sealed unit double glazed window with lovely far-reaching views over fields. There is a beamed ceiling, delft rack, central heating radiator, serving hatch to the kitchen and exposed floorboards.



KITCHEN

Measurements – 17'0" x 7'9"

With a bank of stone mullioned timber and sealed unit double glazed windows looking out over the garden and with a timber and frosted double glazed door leading onto the driveway. There is a beamed ceiling, two ceiling light points, central heating radiator, exposed floorboards and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, electric cooker point, inset single drainer stainless steel sink with chrome mixer tap, plumbing for dishwasher and breakfast bar. To one side a door gives access to the basement.



BASEMENT

This is accessed from the kitchen with stone steps leading down to a large cellar.

CELLAR

Measurements- 18'0" maximum x 16'10"

There is a further potential to create additional living space. There are windows to both front and rear elevations together with timber stable door giving access to the side of the property, there is a beamed ceiling, ceiling light point, central heating radiator, electric Heatrae Sadia electric boiler, single drainer stainless steel sink and plumbing for automatic washing machine. To one side a doorway gives access to a vaulted cellar.

VAULTED CELLAR

Measurements- 17'0" x 7'7"

With flagged floor, timber and glazed window and stone table.



FIRST FLOOR

LANDING

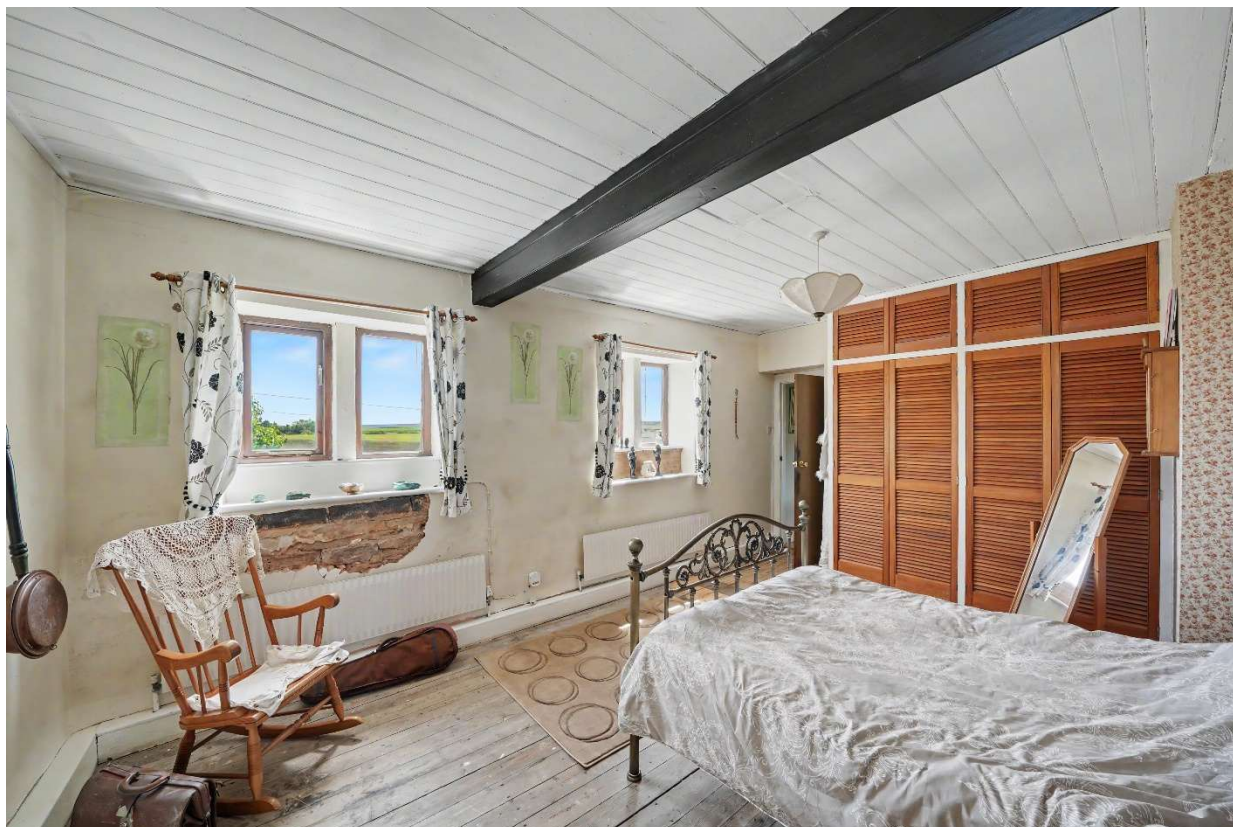
With stone mullioned sealed unit double glazed window enjoying some far-reaching views, there is a timber panelled ceiling with two ceiling light points and central heating radiator. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 15'0" measured to wardrobes x 12'5"

A generous double room with timber and sealed unit double glazed mullioned windows enjoying some lovely far-reaching views, there is a timber panelled ceiling with a ceiling light point, exposed floorboards, two central heating radiators and to one wall there are a bank of fitted Louvre door wardrobes with cupboards over. To one side a door gives access to an en-suite shower room.





EN-SUITE SHOWER ROOM

Measurements- 8'5" x 7'4"

With frosted timber and sealed unit double glazed mullioned windows, timber ceiling with ceiling light points, there are sections of floor to ceiling tiled walls, central heating radiator and fitted with a vanity unit incorporating wash basin, low flush w.c. and large walk-in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



BEDROOM TWO

Measurements- 12'0" measured to wardrobes x 8'0"

A double room situated adjacent to bedroom one and having timber and sealed unit double glazed mullioned windows which once again enjoy some lovely far-reaching views. There is a timber ceiling with ceiling light point, central heating radiator and fitted floor to ceiling Louvre door wardrobes with cupboards over.



BEDROOM THREE

Measurements- 9'8" x 9'2" measured to wardrobes

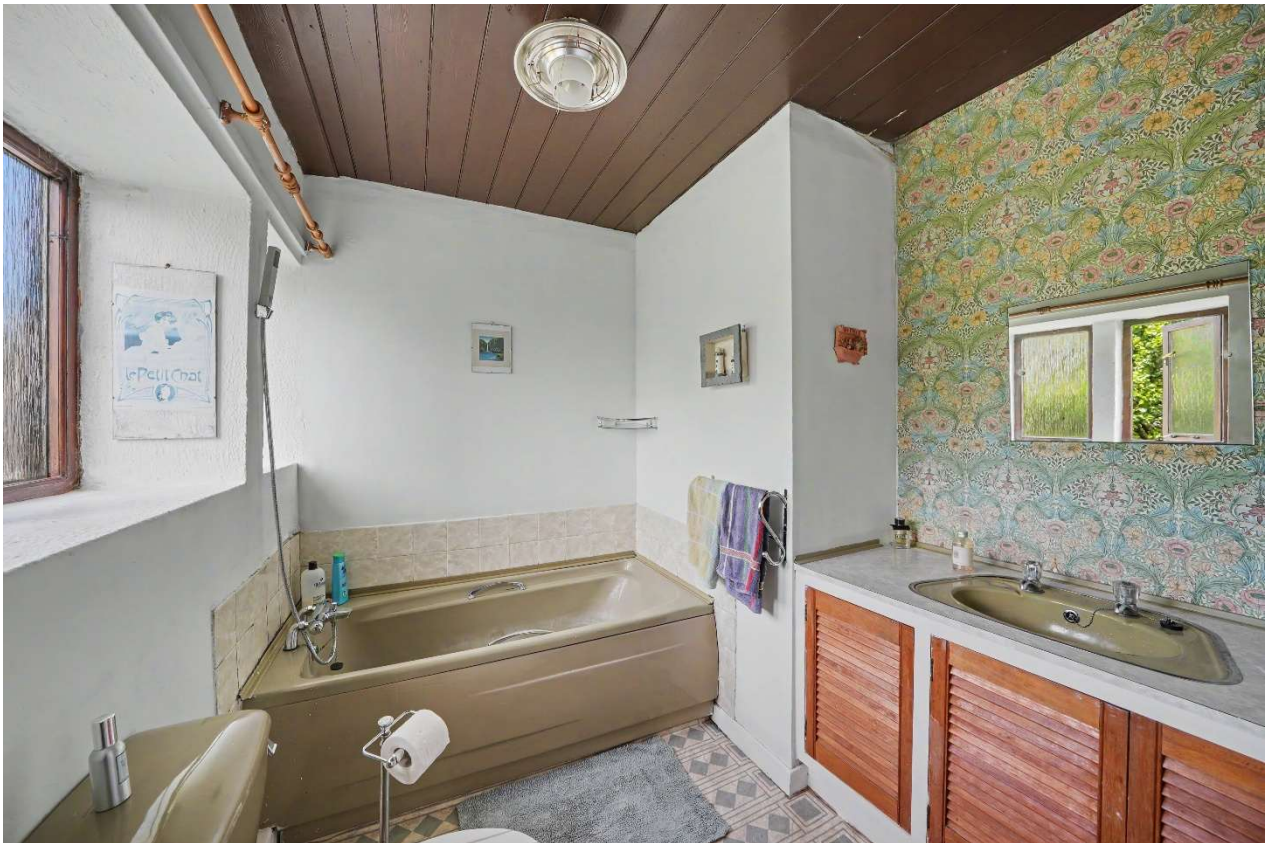
With timber and sealed unit double glazed mullioned windows with far reaching views, timber ceiling, ceiling light point, central heating radiator and having fitted floor to ceiling Louvre door wardrobes and cupboards.



BATHROOM

Measurements- 8'3" x 7'6"

With timber and frosted double glazed mullioned windows, timber ceiling with ceiling light point, central heating radiator and fitted with a vanity unit incorporating wash basin, panelled bath with mixer tap incorporating hand spray with tiled splashbacks and low flush w.c.



OUTSIDE

PARKING

The property is approached through a five-bar timber gate onto a tarmac driveway which provides off-road parking for a number of cars as well as giving access to a large garage.



GARAGE

Measurements- 20'2" x 14'8"

With an up and over door and two timber and glazed windows to the side elevation.

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GARDENS AND LAND

To the front of the property there is a flagged patio, small detached outhouse, lawn and planted trees and shrubs. There is an outside cold-water tap and at the far side there is a flagged area with stable door giving access to the basement. To the rear there is a lawned garden with planted trees and shrubs and steps leading up to the driveway. The field stretches across the front of the house and down one side and with a total curtilage of approaching three acres.







ADDITIONAL INFORMATION

Central heating- The property has an electric water fed central heating system

Double glazing- The property has timber and sealed unit double glazing

Property tenure – Freehold

Council tax band – E

Listing- The property is grade II listed

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Monday to Friday - 8.45 to 17:30

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