BARKERS

Select Collection

‘Fairfield House’ 171 Church Lane

Gomersal, BD19 4QN

Offers in the Region of £375,000

- DETACHED FAMILY HOME
- IN NEED FOR MODERNISATION
- VIEWS OVER FIELDS TO THE FRONT & REAR
- OFFERED FOR SALE WITH NO CHAIN
- ENTRANCE HALL
- LOUNGE & SITTING/DINING ROOM
- KITCHEN, BASEMENT CELLAR
- THREE DOUBLE BEDROOMS
- HOUSE BATHROOM
- SOUTH FACING GARDENS, GARAGE & GATED DRIVEWAY

Full Description

Fairfield House is an imposing detached residence enjoying delightful open views over surrounding fields to both the front and rear, set within a spacious gated plot offering excellent potential for extension, subject to the necessary planning consents. Requiring a programme of refurbishment, this attractive property presents a rare opportunity to create a substantial family home in a sought-after and convenient location. Offered for sale with no upward chain, the accommodation briefly comprises an entrance hall, lounge, dining/sitting room, kitchen and cellar to the ground floor, with three bedrooms and a family bathroom to the first floor. The property is ideally situated close to highly regarded local schools, a range of amenities and regular bus routes, whilst also being within easy reach of Junctions 26 and 27 of the M62 motorway, providing excellent commuter links. Externally, the property benefits from generous gardens, ample parking and a garage, with the sizeable plot providing scope for further development, subject to the appropriate approvals.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and doors lead to the lounge and sitting/dining room.

LOUNGE

15' 0" x 10' 4" (4.57m x 3.15m)

Featuring a fireplace with a bay window which floods the room with light and frames views over fields to the front elevation.

SITTING/DINING ROOM

23' 6" x 10' 0" (7.16m x 3.05m)

The spacious second reception room enjoys a dual aspect, with windows to both the front and rear elevations taking full advantage of the attractive surrounding views. A feature fireplace incorporating an electric fire provides a focal point, whilst a door leads through to the kitchen.

KITCHEN

13' 4" x 11' 1" (4.06m x 3.38m)

The kitchen is fitted with a range of wall and base units complemented by work surfaces and incorporating a 1½ bowl stainless steel sink unit with mixer tap. Integrated appliances include an electric double oven and electric hob, whilst there is space for a fridge/freezer and plumbing for a washing machine.

Enjoying an abundance of natural light, the room benefits from windows to three elevations and vinyl flooring throughout. A door provides access to the rear garden, whilst a further door leads down to the cellar.

BASEMENT CELLAR

Provides useful storage.

FIRST FLOOR LANDING

The first-floor landing provides access to three bedrooms and the family bathroom. The layout also offers excellent scope for further extension, with potential to create an additional bedroom above the existing ground-floor extension and incorporate access directly from the landing, subject to the necessary consents and approvals.

BEDROOM ONE

17' 10" x 8' 7" (5.44m x 2.62m)

Generous double room with dual aspect windows flooding the room with natural light and framing views over fields to the front and rear.

BEDROOM TWO

13' 8" x 10' 6" (4.17m x 3.2m)

Generous double room with vies over fields.

BEDROOM THREE

10' 10" x 10' 1" (3.3m x 3.07m)

Double room with views over fields.

HOUSE BATHROOM

9' 9" x 7' 3" (2.97m x 2.21m)

The bathroom is fitted with a four-piece suite comprising a panelled bath, wash hand basin, low-flush W.C. and separate shower cubicle. A window to the rear elevation enjoys attractive views over the surrounding farmland, whilst part-tiled walls complete the room.

EXTERIOR

Externally, Fairfield House occupies a spacious gated south-facing plot, enjoying delightful open views over the surrounding countryside. A driveway to the front provides off-road parking and leads to the garage, which offers potential to be converted to create additional living accommodation, subject to the necessary consents. The front garden is predominantly laid to lawn and complemented by a paved patio area, mature trees and established shrubs, creating an attractive setting from which to enjoy the far-reaching views across the fields, and could also be utilised to provide additional parking if required.

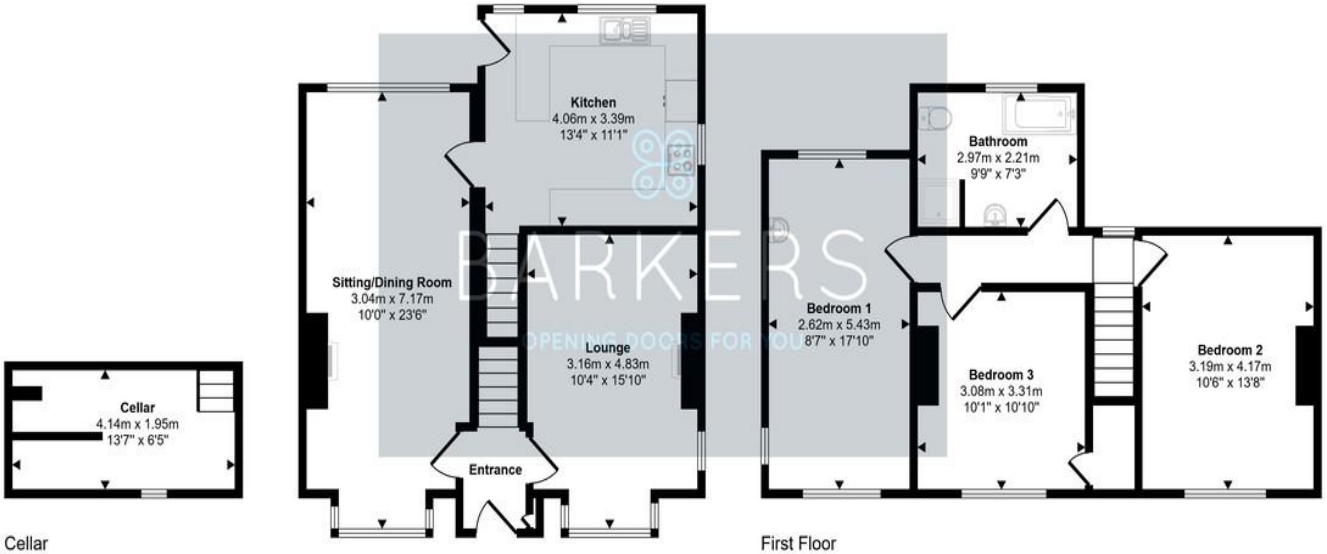
To the rear, the property benefits from a lawned garden backing directly onto open farmland, offering an enviable rural outlook. The rear garden also offers a good degree of privacy. The plot as a whole lends itself to extending the current footprint of the property, subject to the relevant planning permissions and approvals. There is also a useful outside store, providing additional storage space.

ADDITIONAL INFORMATION

Council tax band - D

Tenure - Freehold

Approx Gross Internal Area
117 sq m / 1255 sq ft



Cellar
Approx 8 sq m / 87 sq ft

Ground Floor
Approx 56 sq m / 601 sq ft

First Floor
Approx 53 sq m / 567 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

4 Old Lane, Birkenshaw,
Bradford, West Yorkshire, BD11 2JX

www.barkersestateagents.co.uk
enquiries@barkersestateagents.co.uk
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