

Park Road, Barlow, YO8 8ES

In Excess of **£350,000**

JP HARLL



KEY FACTS

- No Onward Chain With Masses Of Potential
- Three Bedroomed Detached Farmhouse With Large Plot
- Off Street Parking With Two Garages And Outbuildings
- Large South West Facing Gardens
- 153 Sq. M/ 1657 Sq. Ft
- Oil Fired Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Freehold
- EPC Rating 'E' (39)
- Council Tax Band 'D'



Welcome to Rose Cottage a delightful and well loved home full of character and potential and offered with no onward chain. This house also comes with outbuildings, two garages and a fabulous corner plot.

This three bedroom detached farmhouse offers a wonderful opportunity to create a home shaped around your own tastes and needs. The property combines the appeal of a traditional farmhouse with a generous 153 sq. m (1,657 sq. ft) of accommodation, providing plenty of scope to reimagine and make it your own and creating a forever home.

Step inside and picture the possibilities, from welcoming spaces for gathering together to quieter corners where you can settle in and unwind. The detached layout offers a sense of independence, while the three bedrooms provide flexibility for a range of lifestyles. Whether you are looking for room to grow, space to accommodate guests or the opportunity to create a dedicated work area, there is potential here to tailor the accommodation to suit.

With its farmhouse identity at the heart of the home, this is a property that invites you to look beyond the present and imagine what could be achieved, adding your own style and personality throughout.

With two generous reception rooms, large kitchen and outbuildings attached offer the potential to create something modern whilst retaining the charm of this property. There is also a shower room/w.c to the ground floor which offers facilities to each floor.

The generous overall floor area gives you room to consider how each space could work best for you, whether that means creating a comfortable everyday retreat or a home designed for sharing with family and friends.

The bedrooms are all of good size to the first floor and could all take double beds if required. The family bathroom comprises bath with shower over, toilet and hand basin and offers a large storage cupboard.

Externally this house boasts a large corner garden/plot which currently is laid to lawn with dedicated space for a number of vehicles as well as workshop, outhouse, single and detached garage.

We also offer free valuations and mortgage advice all under one roof so please dont hesitate to ask if you need these services too!

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955















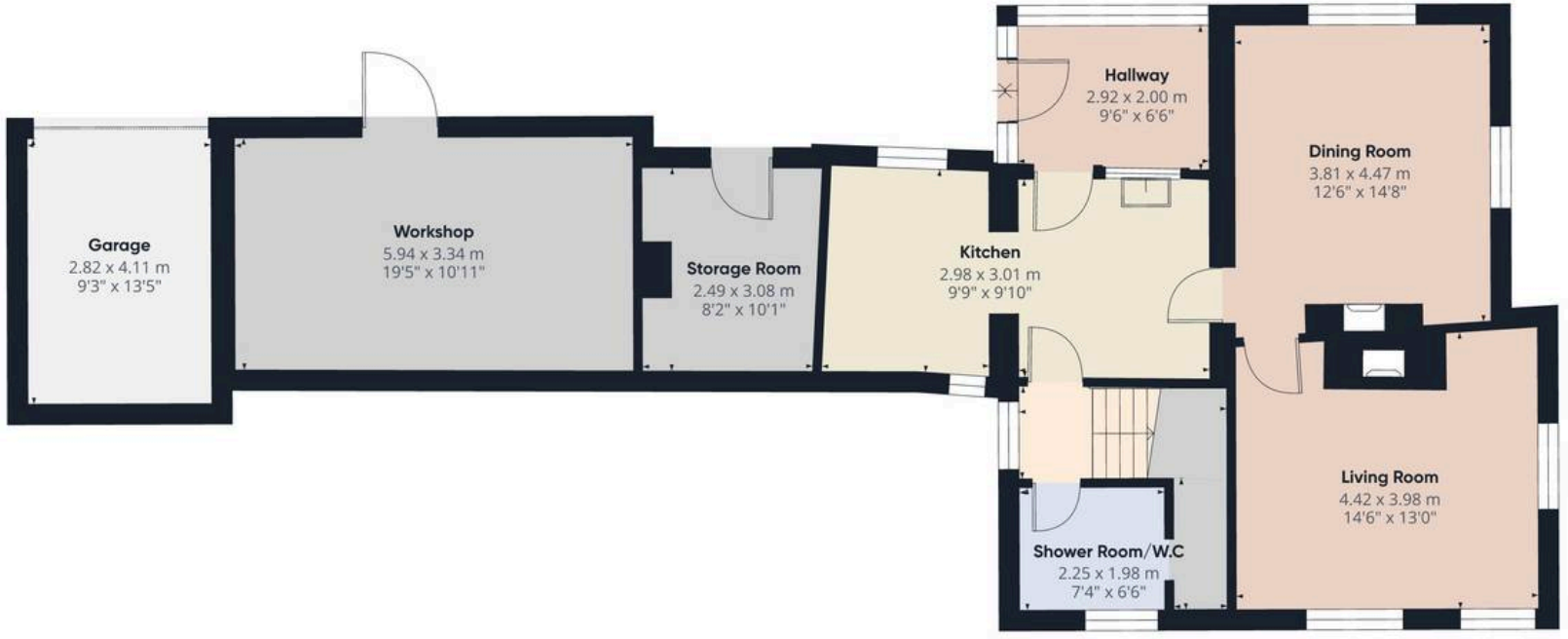












Ground Floor Building 1



Floor 1 Building 1



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Approximate total area(1)

153.9 m²

1657 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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