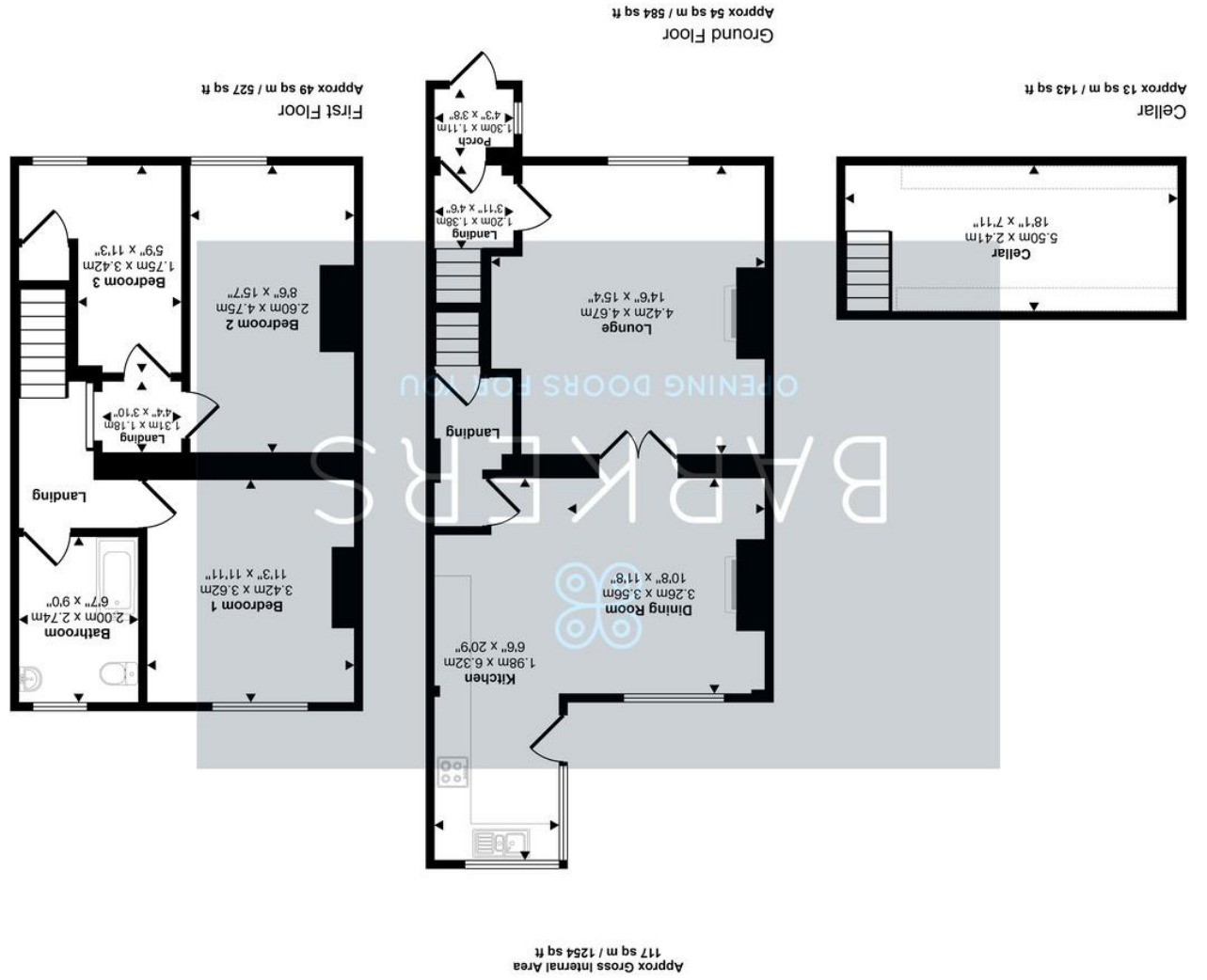


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
78 C	
63 D	



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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**BARKERS**  
OPENING DOORS FOR YOU



**6 Peep Green Road**  
Hartshead, WF15 8AQ  
Asking Price £290,000

- SPACIOUS END TERRACED HOUSE
- RURAL LOCATION WITH VIEWS OVER FARMLAND
- PLANNING PREVIOUSLY PASSED TO ERECT A TWO STOREY EXTENSION
- AMPLE PRIVATE PARKING
- FURTHER PARKING/GARDEN AREA TO THE REAR
- LOUNGE, DINING KITCHEN
- BASEMENT CELLAR
- THREE BEDROOMS
- BATHROOM



## Full Description

Occupying a peaceful rural location with wonderful views over open farmland is this well-presented three-bedroom property, offered for sale with no onward chain. Enjoying the tranquility of a countryside setting, the home is still conveniently positioned within easy reach of local schools, amenities, and public transport links. The property benefits from partial uPVC double glazing (kitchen window is not uPVC double glazed) and gas central heating. The accommodation briefly comprises: Entrance porch, entrance hall, lounge, dining room open to the kitchen, basement cellar, three bedrooms and house bathroom. To the front there is a lawned garden area alongside a driveway which provides ample private parking. To the rear there is a further parking area/garden. Planning permission has been previously passed to add a two storey extension - 2008/62/94056/E1.

### ENTRANCE PORCH

An external door leads into the entrance porch which has tiled flooring and leads into the entrance hall.

### ENTRANCE HALL

A staircase leads to the first floor landing and a door leads into the lounge.

### LOUNGE

15' 4" x 14' 6" (4.67m x 4.42m)

This room enjoying stunning views over farmland to the front elevation, an inglenook fireplace and double doors lead into the dining kitchen.

### DINING KITCHEN

20' 9" x 6' 6" (6.32m x 1.98m)

This spacious dining kitchen has carpeted dining area which measures 11'8" x 10'8" with a stove effect gas fire. The kitchen area measures 20'9" x 6'6" and has tile effect laminate flooring and is fitted with a range wall and base units with complementary work surfaces, splash back tiling and an inset sink with a mixer tap. Electric oven and a four ring gas hob with a chimney style extractor over.

### BASEMENT CELLAR

18' 1" x 7' 11" (5.51m x 2.41m)

Provides excellent storage and has a stone work bench and plumbing for a washing machine.

### FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

### BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m)

Double room.

### BEDROOM TWO

15' 7" x 8' 6" (4.75m x 2.59m)

Double room.

### BEDROOM THREE

11' 3" x 5' 9" (3.43m x 1.75m)

Good sized third bedroom.



### HOUSE BATHROOM

9' 0" x 6' 7" (2.74m x 2.01m)

Fitted with a three piece white suite which comprises of a bath with shower over, wash basin inset into a vanity unit and W.C. Laminate flooring, part tiled walls and a heated towel radiator.

### EXTERIOR

There is a lawned garden area to the front for the property with a Yorkshire stone paved pathway leading to the front door. A driveway provides ample private parking. To the rear there is a further parking area/garden.

### PLANNING PERMISSION

Planning permission has been previously passed to add a two storey extension which would provide a garage, utility room, additional bedroom and bathroom - 2008/62/94056/E1.

### ADDITIONAL INFORMATION

Council tax band - B

Tenure - Freehold

### DISCLAIMER

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

