Chapel House Gatehead Lane, Hepworth HD9 7TU

£700,000















THIS UNIQUE DETACHED CONVERTED CHAPEL SITS ON A GENEROUS PLOT IN A TRULY IDYLLIC LOCATION AND OFFERS SPACIOUS FOUR BEDROOM ACCOMMODATION. IT BENEFITS FROM OFF ROAD PARKING, GARAGE, PRIVATE GARDENS AND FAR REACHING VIEWS.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: D

PAISLEY PROPERTIES

ENTRANCE HALLWAY 7'4" x 5'10" max
You enter the property through a composite door into a welcoming entrance hallway which is lovely and light courtesy of a front facing window. There are practical slate tiles underfoot. Doors lead to the downstairs W.C and utility room. A carpeted staircase leads to the first floor.




DOWNSTAIRS W.C. 4'8" x 3'4" max
Located just off the entrance hallway with the same slate tiling underfoot, this downstairs W.C. is fully tiled with contrasting modern grey and white striped tiles. It is fitted with a contemporary concealed cistern W.C. and a rectangular wall mounted hand basin with integral towel rail. A door leads into the entrance hallway.




UTILITY ROOM 14'6" x 10'1" max
This generous sized utility room is fitted with pale wood effect units, dark grey roll top laminate worktops and a stainless steel sink with mixer tap. There are practical beige ceramic floor tiles underfoot. There is plumbing for a washing machine and space for a tumble dryer. Doors lead to the garage and entrance hallway.




STUDY AREA / UPPER HALL 12'4" x 10'2" max
A carpeted staircase ascends from the entrance hallway to a large landing which could be used as a study or reading area. It has a side facing window allowing natural light to enter. A hallway stretches from here giving access to the third and fourth bedrooms and bathroom and eventually into the living area. A wood and metal staircase ascends to the second bedroom.




BEDROOM TWO 20'9" x 9'3" max
This stunning bedroom is nestled in the eaves and has exposed roof timbers and three velux windows flooding it with natural light. It is neutrally decorated and there is ample space to accommodate bedroom furniture. A small door gives access to the generous sized loft area in the eaves. A staircase leads down to the landing.




BEDROOM THREE 12'4" x 10'3" max
Positioned to the side of the property with fantastic far reaching views from its window, this double bedroom is used as a home office by the current owners. A door leads to the hallway.




BEDROOM FOUR 12'10" x 10'7" max
Another good sized neutrally decorated double bedroom with a side facing window offering stunning views of the countryside; it is presently used as a TV lounge/ snug by the current owners. A door leads into the hallway.




BATHROOM 9'11" x 6'8" max
This contemporary bathroom is fitted with a white four piece bathroom suite comprising of a low level W.C., rectangular wall mounted hand wash basin, a bath with a dark grey tiled surround and a walk in shower enclosure with a thermostatic mixer shower. The room is fully tiled with large white tiles and there are contrasting glossy grey porcelain tiles underfoot. A large glass block window allows natural light to enter and spotlights to the ceiling complete the look. A door leads into the hallway.




LOUNGE/DINING ROOM 20′8″ x 20′2″ max
This impressive open plan lounge/ dining room space has been thoughtfully designed with relaxation and entertaining in mind. Solid wood flooring gives the room a lovely warm feel and a freestanding chimney with a wood burner provides a focal point. There are windows to dual aspects and also a glass block wall allowing natural light to flood in and offering beautiful scenic views of the surrounding countryside. A contemporary metal and wood staircase rises to the first floor providing access to the master suite. Doors lead into the conservatory, dining kitchen and the hallway.






DINING KITCHEN 20'8" x 8'11" max
Positioned to the rear of the property with two windows looking out to the garden and hills beyond, this stunning white gloss dining kitchen has grey sile stone worktops and upstands, a black sink with shower attachment and pale grey gloss porcelain floor tiles. Cooking facilities comprise of an electric ceramic hob with stainless steel extractor fan over, integrated combination microwave oven and an electric fan oven. Integrated appliances include a dishwasher and a tall fridge. To one corner is a fantastic pantry space with shelving and space for a freezer; at the other end of the room is space to accommodate a dining table. Spotlights complete the look. An exterior door gives access to the garden via a set of stone steps and an internal door leads through to the open plan living space.






MASTER BEDROOM SUITE 28'1" x 20'1" max
This sumptuous spacious master suite is nestled into the eaves and is full of character having exposed timber beams. It is flooded with light courtesy of the three Velux skylights and a rear facing window with super views over the valley. There are ample fitted wardrobes in the dressing area and an abundance of space for further freestanding bedroom furniture. A doorway leads into the en-suite and a door leads to the staircase down to the living area.

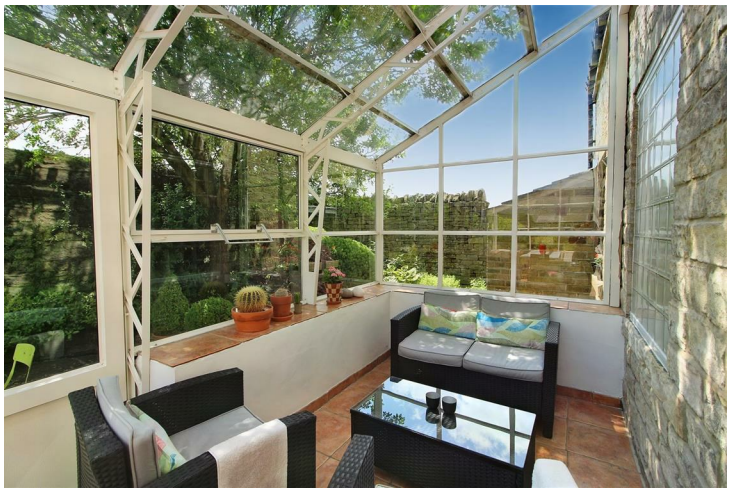





EN SUITE 9′0″ x 7′10″ max
This contemporary shower room has been thoughtfully designed to slot into the eaves, it has exposed timbers and sloping ceiling with spotlights and a Velux skylight. It is fitted with a three piece white bathroom suite comprising of a concealed cistern W.C., a wall mounted rectangular basin with mixer tap and a walk in glass shower cubicle with waterfall shower. The room is fully tiled with grey porcelain tiles which also continue onto the floor. A doorway leads into the master bedroom.




CONSERVATORY 20'8" x 6'8" max
Being the perfect place to relax and enjoy the daylight and sunshine flooding in, this metal conservatory is of a generous size and offers pretty views and access to the cottage style garden. The current owners have it set up into two distinct zones, a dining area and a sitting area. The exterior door opens onto the patio which is a great place for al fresco dining. There are practical ceramic floor tiles underfoot. A composite door leads to the living area.

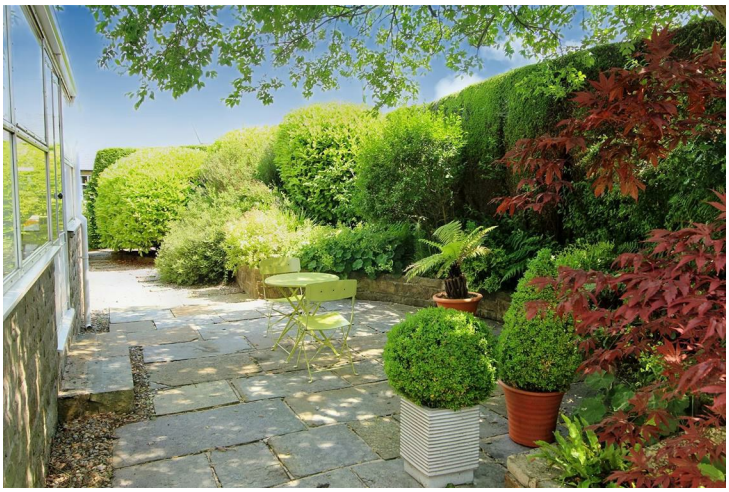
GARAGE & UNDER CROFT
This generous sized garage which has both power and light can be accessed from the front of the property via a set of double timber doors and there is also a side facing window for natural light. A secure internal door leads into the utility room. There is a secure storage area under the house referred to as the under croft which can be used to store garden tools and equipment, it is also equipped with a sink; the under croft is accessed via a door from the driveway of the property.

GARDENS & PARKING
The property sits on a good sized plot with gardens to three sides. The front of the property has a simple Japanese style garden with two beautiful mature acer trees. A path leads round the side of the property into the courtyard garden which can also be accessed from the conservatory; it is mainly laid to paving and gravel with an abundance of established shrubs and plants around. The rear garden leads from the driveway which allows off road parking for up to five vehicles. There is a patio area which provides a lovely space for al fresco dining or enjoying drinks whilst taking in the breath taking views. The well manicured garden is laid to lawn with well established planted beds to the perimeter; it really does need to be viewed to be truly appreciated.









VIEWS













NOTES
There is oil central heating and a newly installed water treatment facility.

MATERIAL INFORMATION
TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: None.

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alternations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

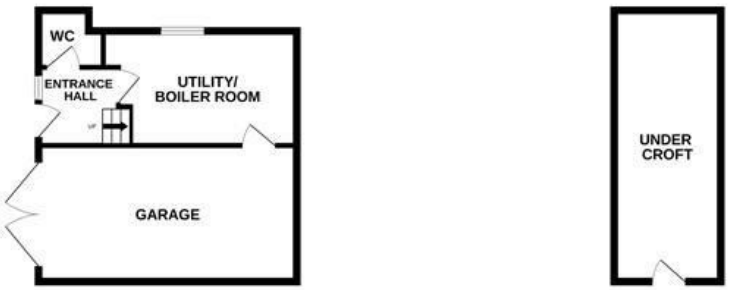
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

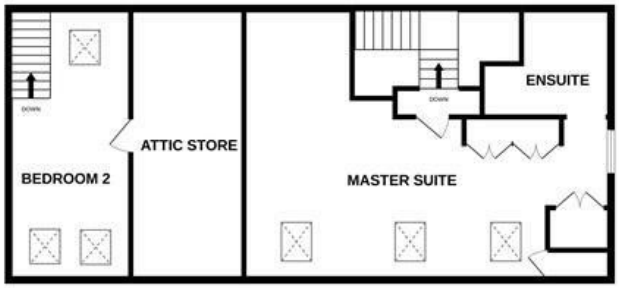
LOWER GROUND FLOOR



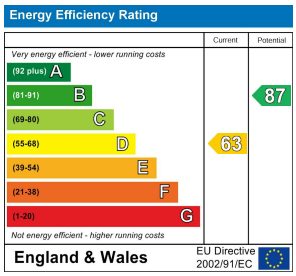
GROUND FLOOR

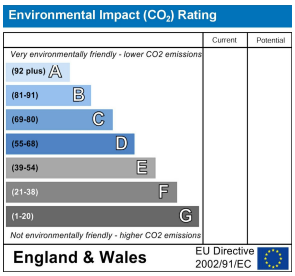


1ST FLOOR



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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