

1 STONE EDGE  
OFF HALIFAX ROAD  
BRIERCLIFFE  
BB10 3QH

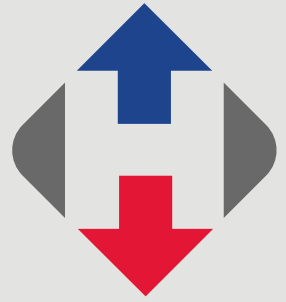


£250,000



- Individual detached house
- PVC conservatory, fitted kitchen
- Open plan living accommodation
- Large driveway, detached garage
- 3/4 bedrooms, 3-pce bathroom
- Lounge with galleried landing
- Excellent gardens, GCH, PVC DG
- 126 m<sup>2</sup> (1,358 sq ft) approx.

An individual detached house situated on a private plot which is not overlooked to the front or rear. This spacious well presented house has a lovely open plan living dining area with pitched ceiling and galleried landing above. There is a separate sitting room with bay window, a fitted kitchen with appliances and a PVC conservatory with French doors opening on to the rear garden. The first floor enjoys three bedrooms, two with built-in furniture and French doors from the master bedroom leading to a balcony with wrought iron railings. Externally there is ample parking, a large single detached garage and private rear garden with large timber store. Viewing is highly recommended.



**LOCATION:** Travelling along Briercliffe Road proceed straight up the hill through Harle Syke. At the cross roads at the top continue straight on for 50 yards and then turn left into the private road. The house is the second property on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**OPEN PORCH:** Stone flagged flooring, electric light.

**HALLWAY:** Double glazed oak front door and side window surround, laminate flooring.

**CLOAKROOM:** With 2-piece white suite comprising low suite W.C., pedestal wash basin with chrome mixer tap, tongue and groove panelled walls to dado height, tiled flooring.

**SITTING ROOM/BEDROOM FOUR:** 5.4m x 2.9m (17'9" x 9'8"); feature bay window, laminate flooring, television point, built-in range of modern fitted cupboards and bookshelves with feature lighting within.

**OPEN PLAN LIVING/DINING AREA:** 6.5m x 3.7m (21'4" x 12'3"); feature pitched ceiling with exposed beams, spindle staircase leading off to first floor to open galleried landing with spindles and balustrade, television point, telephone point, feature stone fireplace with oak beam mantle housing cast iron gas stove, open to **dining area:** 3.7m x 3.3m (12'3" x 10'11"); with laminate flooring and patio doors leading through to:-

**CONSERVATORY:** 3.8m x 3.1m (12'7" x 10'0"): with laminate flooring, central heating radiator and PVC French doors leading to rear garden.

**KITCHEN:** 3.6m x 3.0m (11'10" x 9'9"); with an attractive range of oak style fitted wall and base units with complementary laminate working surfaces, tiled splashback, one and a half bowl sink drainer unit with mixer tap, integrated fridge and dishwasher, built-in double electric oven and grill with 4-ring gas hob and extractor filter canopy over, fridge freezer, laminate flooring, door leading to:-





**REAR PORCH/UTILITY AREA:** Plumbing for washing machine, wall mounted central heating boiler, external wood door leading to garden.

#### **FIRST FLOOR:**

**GALLERIED LANDING:** With spindles and balustrade overlooking the lounge.

**BEDROOM ONE:** 3.6m x 3.5m (11'11" x 11'5"); with glazed French doors leading to balcony with wrought iron railings, range of fitted wall to wall wardrobes with bedside cabinets, coved cornicing.

**BEDROOM TWO:** 3.6m x 3.1m (11'10" x 10'0"); with double built-in wardrobes, laminate flooring.

**BEDROOM THREE:** 2.7m x 2.6m (8'11" x 8'8"); with loft access.

**BATHROOM:** With 3-piece white suite comprising low suite W.C., pedestal wash basin, panelled bath with thermostatically

controlled shower over, partially tiled walls, tiled flooring.

**OUTSIDE:** The property has a large block paved driveway providing parking for 3 cars side by side, gravelled front garden area with rockery and shrubs. The driveway extends along the side of the house providing further parking, which leads to a large **SINGLE DETACHED GARAGE** with up and over door, power and lighting and personal door to front. The rear garden has a stone paved patio area with lawn and pathways and well stocked planted borders and there is a large timber cabin/workshop. The garden extends to a raised area with rockery, gravelled pathways and attractive plants and shrubs.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.





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