

#### BEDROOM FOUR

11'1" x 9'6" (3.4m x 2.9m) max

With window to rear elevation, radiator beneath, exposed ceiling timber.

#### TO THE OUTSIDE

A shared drive to side serves access to single garage and comfortable parking for two vehicles.

#### GARDENS

To the front an attractive lawned garden dissected by stone path and steps down to the front entrance. The rear garden has been skilfully landscaped to offer both level lawn as well as attractive stone flagged patio areas with outdoor lighting and power sockets creating the perfect space for outdoor entertaining and 'al-fresco' dining. Fencing and stone wall to the perimeter, handgate to the side leading to parking spaces and single garage.



#### SINGLE GARAGE

With manual up and over door, light and power laid on.

#### COUNCIL TAX

Band F (from internet enquiry).

#### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

#### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared October 2021







## Micklefield ~ 17 Hall Farm Park, LS25 4DP

A stunning Grade II listed barn conversion revealing spacious and excellently appointed living accommodation throughout, boasting a generous rear extension with direct access out onto beautifully landscaped rear garden and patio. Available with the benefit of no onward chain, early viewing advised.

- Grade II period barn conversion
- Stylish kitchen with AEG and Miele appliances
- A contemporary and light feel throughout
- Four double bedrooms
- Master bedroom with en-suite shower facility
- Period features retained

**£485,000** PRICE REGION FOR THE FREEHOLD

 **3 Recep**  **4 Beds**  **1 Bath**  **1 Ensuite**

#### MISREPRESENTATION ACT

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## MICKLEFIELD

is an historic village situated to the west of the A1 and south of the A64. Ideally situated, surrounded by open countryside for easy car commuting distance to Leeds and York with the A1/M1 link road close by and rail station in the village. There is an attractive mix of stone built period property with recent new development, shops, schools and other facilities are available in Garforth, Tadcaster and Wetherby.

### DIRECTIONS

From the A1 exit at junction 45 (A64 Leeds to York Road) take the exit signposted to Aberford village, after approximately 2 miles, after continuing through Aberford, proceed to the crossroads. Proceed straight ahead and after approximately 1 mile on entering Micklefield village, take the first turning on the right into Hall Farm Park where the property is identified on the left hand side by a Renton & Parr for sale board.



### THE PROPERTY

Extended and modernised throughout this spacious converted barn offers open plan ground floor accommodation with underfloor heating and engineered oak flooring. A generous single storey rear extension provides living/dining space with Express bi-fold sliding doors and attractive zinc roof. The accommodation which boasts many original period features benefits from gas fired central heating, LED ceiling lighting and in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

Impressive front entrance with hardwood front door and windows to side and above.

#### LIVING ROOM

16'4" x 14'1" (5m x 4.3m) overall  
With LED ceiling spotlights and TV aerial, bespoke staircase to first floor, carefully engineered and skilfully assembled creating an eye catching centre piece.



#### FITTED KITCHEN

28'2" x 15'5" (8.6m x 4.7 m) overall  
A stunning fitted kitchen comprising a range of high gloss wall and base units, integrated appliances include double stacked AEG cooker with microwave oven above, space and plumbing for American style fridge freezer with floor to ceiling larder unit to the side. An impressive five meter central island with Corian work surfaces, double integrated wine cooler, dishwasher, inset one and a quarter stainless steel sink unit with mixer tap, AEG induction hob with accompanying Miele extractor fan.



#### DOWNSTAIRS W.C.

A modern white suite comprising low flush w.c., with concealed cistern, vanity wash basin with drawers beneath, LED ceiling spotlight, extractor fan.

#### HOME OFFICE

3'11" x 6'6" (1.2m x 2m)  
With engineered oak flooring, telephone point.

#### LIVING/DINING AREA

26'6" x 10'8" (8.1m x 3.27m)  
A superb addition to the property creating a lovely light and open space with aluminium frame sliding windows and doors to the rear and side elevation, exposed inner stone walls, T.V. aerial, LED ceiling spotlights.



### FIRST FLOOR

#### LANDING AREA

With engineered oak floor covering, high ceilings with exposed ceiling timbers, radiator, double glazed wooden door to front elevation and external stone steps. Airing cupboard, loft access hatch.

#### MASTER BEDROOM

13'9" x 12'1" (4.2m x 3.7m) overall  
A most unique bedroom with heavy exposed ceiling timbers, two velux windows, exposed stone archway above the bedhead with window to side elevation, internal doorway leading to :-



#### EN-SUITE

An attractive white suite comprising half pedestal wash basin, low flush w.c., with concealed cistern, chrome ladder effect heated towel rail, walk-in shower cubicle, part tiled walls and matching floor tiles, extractor fan, exposed ceiling timber. Double shaver socket.

#### BEDROOM TWO

8'6" x 10'2" (2.6m x 3.1m)  
Benefiting from dual aspect having windows to front and side elevation, single radiator.

#### BEDROOM THREE

10'5" x 9'10" (3.2m x 3m)  
With large window to side elevation, deep window sill, double radiator beneath, exposed ceiling timbers, wood effect laminate floor covering.

#### HOUSE BATHROOM

An attractive white suite comprising low flush w.c., pedestal wash basin, panelled bath with mixer tap and detachable shower handpiece, part tiled walls, exposed ceiling timber, radiator, extractor fan.

