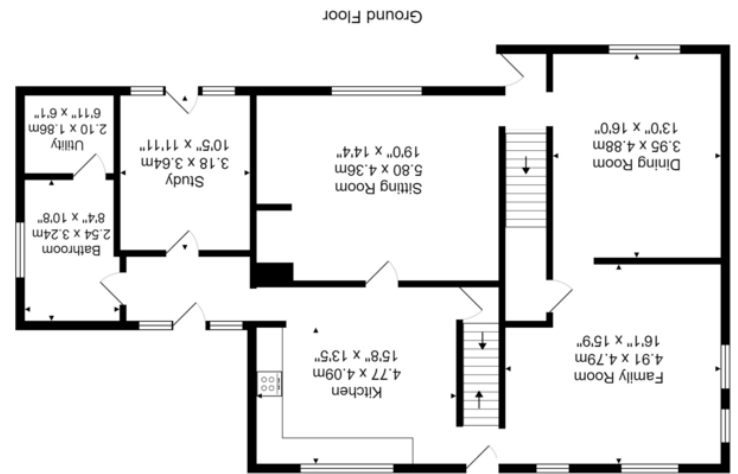
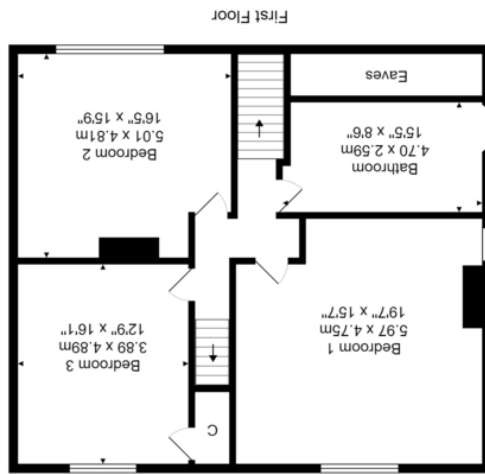


82+	A	92+
81-91	B	69-80
80	C	55-68
79	D	39-54
78	E	21-38
77	F	1-20
76	G	



Total Area: 234.4 m² ... 2523 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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BARKERS
Select Collection



Raikes Lane

Tong, BD4 0RL

Asking Price Of £625,000

- GRADE II LISTED DETACHED CHARACTER PROPERTY
- APPROX 3/4 OF AN ACRE PADDOCK
- RURAL SETTING
- DRIVEWAY, GARAGE & SPACIOUS GARDENS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- MODERN DINING KITCHEN
- UTILITY ROOM
- 3/4 BEDROOMS



Full Description

DESCRIPTION

'Raikes Hall' is truly a stunning stone built family home offering impressive, unique character whilst surrounded by private and spacious grounds. Set in a tranquil position with exceptional views across open countryside, this wonderful property benefits from a rural setting with all the conveniences of Leeds and Bradford just a couple of miles away. The original part of the house was built C1550 and has been sympathetically extended in the years that followed. The property itself, with its stone construction, has been well maintained by its current owner with updates made throughout the house and offers 3/4 bedrooms, recently fitted dining kitchen with a feature Aga, three reception rooms and two bathrooms. The grounds are accessed via a gated driveway which leads to a courtyard area offering private parking and a stone built detached garage/workshop. There is a spacious lawned garden and patio area and an adjacent paddock occupying approximately 3/4 of an acre.

DINING KITCHEN

18' 8" x 14' 4" (5.69m x 4.37m)

An external oak door to the front elevation leads into the dining kitchen and has a range of recently fitted quality wall and base units with LED lighting underneath, complementary quartz work surfaces with inset sink and mixer tap and a feature centre island unit with a pop up power point, a Bosch induction hob and built-in combi microwave/oven. Integrated Bosch dishwasher, Neff fridge/freezer and a useful pantry storage unit with shelving and lighting. The floor is fully tiled with under floor heating, there are inset LED spotlights to the ceiling, plinth heater and a modern vertical radiator. The focal point of this room is a suburb brick built recess which houses the aga.

BASEMENT CELLAR

Provides useful storage.

LOUNGE

18' 8" x 14' 4" (5.69m x 4.37m)

Featuring an impressive sandstone fireplace with a wood burning stove, brick back and a Yorkshire stone hearth. There is oak flooring, oak beams to the ceiling, wall lights and a wood paneled window seat.

INNER HALL

Doors lead to the ground floor office/bedroom, ground floor bathroom and out to the courtyard area.

GROUND FLOOR BEDROOM/STUDY

11' 11" x 10' 0" (3.63m x 3.05m)

With oak flooring, oak beams to the ceiling and a door leads out to the rear garden.

GROUND FLOOR BATHROOM

10' 11" x 8' 4" (3.33m x 2.54m)

Fitted with a three piece suite which comprises of W.C., double ended bath with mixer shower tap attachment and 'his' and 'her's wash basins inset into a vanity unit. Part tiled walls, oak flooring, inset LED spotlights to the ceiling and a door leads to the utility room.

UTILITY ROOM

6' 10" x 6' 0" (2.08m x 1.83m)

Fitted with wall and base units with work surface space, plumbing for a washing machine, tiled flooring and inset LED spotlights to the ceiling.

SITTING ROOM

16' 8" x 15' 5" (5.08m x 4.7m)

With oak flooring and oak beams to the ceiling, feature fireplace and doors leads to the boot room which offers useful storage and into the dining room.

DINING ROOM

15' 9" x 13' 0" (4.8m x 3.96m)

With oak flooring and oak beams to the ceiling and a stunning original fireplace. A door leads to the rear hall.

REAR HALL

A staircase leads to the first floor landing and a door leads out to the exterior of the property.



FIRST FLOOR LANDING

Doors lead to three impressive double bedrooms and a shower room.

BEDROOM ONE

18' 8" x 18' 5" (5.69m x 5.61m)

Spacious double room with a beamed and vaulted ceiling, original Georgian fireplace with a cast iron fire and gas point available, fitted wardrobes to one wall, window seat which enjoys views over the rear garden and a picture rail.

BEDROOM TWO

15' 9" x 12' 9" (4.8m x 3.89m)

Spacious double with oak beams to the ceiling, window seat enjoying views over the rear garden and a useful built-in storage cupboard with shelving.

BEDROOM THREE

16' 5" x 15' 5" (5m x 4.7m)

Double room with a vaulted ceiling with oak beams, window seat, wall lights and a stone fireplace.

SHOWER ROOM

14' 7" x 8' 8" (4.44m x 2.64m)

Fitted with a three piece suite which comprises of a shower cubicle, wash basin inset into a vanity unit with marble top and W.C. Built-in storage cupboard, oak beams to the ceiling, under eaves storage and tiled flooring.

EXTERIOR

The property is approached via a gated driveway which leads to the courtyard where there is private parking and a detached stone built garage with workshop. There is a spacious lawned garden with an adjacent paddock measuring approximately 3/4 of an acre. There is a secluded stone paved patio area with an outside tap and woodshed.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - TBC

